



Chapter I: 2012 Action Plan

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 2012 Action Plan Executive Summary

This section can be translated into Spanish upon request to the County of Santa Barbara Community Services Department. Esta sección puede ser traducida a español por petición al Departamento de Viviendas y Desarrollo de la Comunidad del Condado de Santa Barbara.

The United States Department of Housing and Urban Development (HUD) awards federal grant funding annually to participating jurisdictions and entitlement communities under a variety of programs. The County of Santa Barbara, through collaboration with partner jurisdictions, receives entitlement funding through three programs administered by HUD:

- HOME Investment Partnerships Act (HOME)
- Community Development Block Grant (CDBG)
- Emergency Solutions Grants (ESG)

The County serves as the lead agency in two funding partnerships – County of Santa Barbara HOME Consortium and Urban County Partnership – and prepares and submits a required **Consolidated Plan** every five years on behalf of these partnerships. This document, known as the **Annual Action Plan**, serves as an annual implementation plan under the Consolidated Plan, and is required to be submitted annually to HUD as an update to the Consolidated Plan. The Action Plan also serves as an annual application for grant funding under the three programs cited above, and discusses the proposed use of funds to advance the programmatic goals and specific objectives identified in the Consolidated Plan. The priorities and objectives established in the Consolidated Plan are consistent with goals and regulatory requirements under each funding source. The following table shows the respective member cities in both the HOME Consortium and the Urban County Partnership:

Table I-1

Funding Partnerships	
Santa Barbara HOME Consortium	Santa Barbara County CDBG Urban County Partnership
County of Santa Barbara City of Buellton City of Carpinteria City of Goleta City of Lompoc City of Santa Maria City of Solvang	County of Santa Barbara City of Buellton City of Carpinteria City of Lompoc City of Solvang

The **County of Santa Barbara HOME Consortium** has been a participating jurisdiction under the HOME

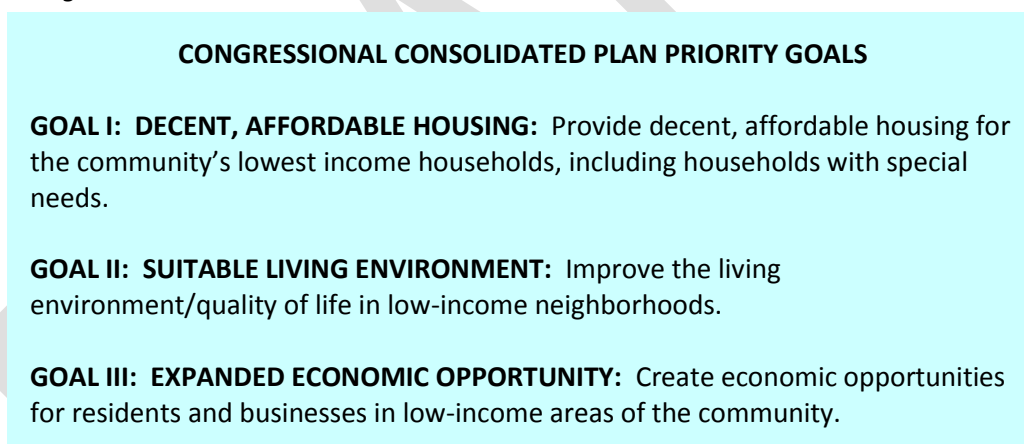
Program since 1994, and has funded numerous affordable housing projects and programs during its 17 years of existence. In 2007, the County of Santa Barbara partnered with the cities of Buellton, Carpinteria, Lompoc and Solvang to qualify as an Urban County under the Community Development Block Grant (CDBG) Program, and became eligible to receive CDBG funds annually. The HOME Consortium and Urban County Partnership are discussed in detail throughout this Action Plan.

In addition to HOME and CDBG, the County of Santa Barbara has been awarded a variety of other funding, such as the Emergency Solutions Grants (ESG), and the McKinney-Vento Homeless Assistance Act funds. In November of 2011, the County issued a Notice of Funding Availability (NOFA)* which included the estimated amounts of HOME, CDBG, ESG, and other local funding sources that would be available for programs and projects advancing the Consolidated Plan and congressional goals. This Action Plan will address the proposed use of these funds for the 2012 Program Year.

Congressional Programmatic Goals

Under the 2010-2015 Consolidated Plan the HOME Consortium and Urban County Partnership have established funding priorities and objectives that will facilitate in meeting the Consolidated Plan priority goals established by Congress for the Federal grant programs discussed in this document (HOME, CDBG, and ESG). Figure I-1 provides a summary of the Congressional goals:

Figure I-1



The subsequent sections provide a summary of the priorities established locally for each program, consistent with the above Congressional Consolidated Plan priority goals.

HOME Investment Partnerships Act (HOME) Program

The **County of Santa Barbara HOME Consortium** includes the County of Santa Barbara as the lead agency and the six member cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. All activities funded through the HOME Consortium are directed towards addressing long-term priorities, objectives, and performance goals identified in the 2010-2015 Consolidated Plan. This will be the **third Program Year** of the current Consolidated Plan period.

* A summary of the County funding cycle is provided in the Appendix of the 2012 Action Plan.

In preparation of the 2010-2015 Consolidated Plan, the County of Santa Barbara HOME Consortium used a combination of community forums, community needs assessment surveys, consultations with area experts on housing/community affairs, and a housing needs assessment based on Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD to determine housing priorities and objectives. Consequent to these deliberations, the following housing priorities were established by the HOME Consortium for the 2010-2015 Consolidated Plan:

HOME Consortium Funding Priorities

- Promote new construction/acquisition/rehabilitation of rental housing projects for lower income households including large, small, and special needs households, as well as homeless, disabled and elderly persons
- Promote projects that provide permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of homelessness and/or persons with special needs
- Promote homeownership opportunities for low-income first-time homebuyers
- Promote projects that incorporate universal design and accessibility standards to meet disabled person's specific needs
- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities
- Promote projects that incorporate innovative energy efficiency and conservation measures
- Promote programs that provide tenant based rental assistance including security deposits for low and very low income households

The County of Santa Barbara HOME Consortium used these seven HUD-based priorities, along with other closely-related rating criteria of project readiness, financial feasibility, cost efficiency, energy efficiency and conservation, Consolidated Plan priorities and administrative capacity contained within the Notice of Funding Availability, to determine projects for funding contained in this Annual Action Plan. HOME allocations are distributed among the Consortium members based on a HUD formula calculated on population, overcrowding and percentage of the population below poverty. The distribution of funds based upon this formula is: County (43%), Santa Maria (27%), Lompoc (14%), Goleta (9%), Carpinteria (5%), Buellton (1%) and Solvang (1%).

For Program Year 2012, the County of Santa Barbara HOME Consortium received an entitlement allocation of **\$927,340**, of which \$92,734 (10% of the allocation) is to be retained by the County for program management, with an additional \$41,730 (5%) being allocated for HOME project implementation costs. The total funds available for HOME projects equal **\$792,876**. The County of Santa Barbara will utilize \$457,234 to fund HOME projects, including one project located solely within the unincorporated area. The participating member cities will receive the following allocations: Carpinteria (\$42,136), Lompoc (\$111,550), and Santa Maria (\$181,956). The County made an effort to support projects and activities that clearly meet HUD's required timelines for the expenditure of funds.

2012 Participating Jurisdiction HOME Allocations

The cities of Buellton, Goleta and Solvang have exercised their option to not participate in this year's NOFA process. The 2012 formula allocations for these cities will be utilized by the County and spent

during the 2012 program year. The funding to these cities may be made available to these cities in future years if the cities choose to participate.

Table I-2 reflects the HOME funds available for Program Year 2012, after administration costs:

Table I-2

2012 HOME Funds Available	
Jurisdiction	Amount
County of Santa Barbara	\$457,234
City of Santa Maria	\$181,956
City of Lompoc	\$111,550
City of Carpinteria	\$42,136
Administration	\$134,464
Total	\$927,340

2012 HOME Projects

While the County of Santa Barbara is the lead agency for the Consortium, each member jurisdiction generally has autonomy over selecting eligible projects within their respective jurisdictions consistent with the Consolidated Plan goals and priorities. The cities of Santa Maria and Lompoc conduct independent funding processes for their HOME allocations. Final determinations concerning their project recommendations are in process as is the process for the City of Carpinteria. For the County of Santa Barbara HOME Consortium participating jurisdictions, affordable housing projects proposed for the 2012 Program Year are reflected in the tables that follow (Table I-3 through Table I-6).

Table I-3

2012 County of Santa Barbara HOME Project Funding Recommendation			
Project	Location	Agency	Reservation
Pescadero Lofts	Isla Vista	Surf Development / Housing Authority of the County of Santa Barbara	\$442,234
Homelessness Prevention Program	South County	Transition House	\$15,000
Total County of Santa Barbara HOME Project Funds Recommendation			\$457,234

Table I-4

2012 City of Santa Maria HOME Project Funding Reservation			
Project	Location	Agency	Reservation
TBD	Santa Maria		
Total City of Santa Maria HOME Project Funds Reserved			\$181,956

Table I-5

2012 City of Lompoc HOME Project Funding Reservation			
Project	Location	Agency	Reservation
TBD	Lompoc		
Total City of Lompoc HOME Project Funds Reserved			\$111,550

Table I-6

2012 City of Carpinteria HOME Project Funding Reservation			
Project	Location	Agency	Reservation
TBD	Carpinteria		
Total City of Carpinteria HOME Project Funds Reserved			\$42,136

Community Development Block Grant (CDBG) Program

The **Santa Barbara Urban County Partnership** is comprised of the County of Santa Barbara and four member cities of Buellton, Carpinteria, Lompoc, and Solvang. As is the case with the HOME Consortium, the County acts as the administrative lead agency for the Urban County Partnership. The primary objective of the Community Development Block Grant (CDBG) program is the development of viable urban communities, by providing *decent housing, suitable living environments* and *expanded economic opportunities*, which principally benefit low- and moderate-income persons and households. Activities funded with CDBG are directed towards addressing the housing and non-housing priorities and objectives identified in the 2010-2015 Consolidated Plan. As noted in the HOME program introduction, this will also be the **third Program Year** that the Urban County Partnership reports on CDBG activities under the 2010-2015 Consolidated Plan five-year operating period.

The Santa Barbara Urban County Partnership used a combination of community forums, community needs assessment surveys, and consultations with area experts on housing/community affairs to determine the 2010-2015 Consolidated Plan priorities and objectives under the CDBG program, articulated below. These priorities advance the congressional goals under CDBG of a) providing benefit to low- and moderate-income residents, b) removal of slum and blight, and c) meeting an urgent community need.

Urban County Partnership Funding Priorities

CDBG Capital Projects/Economic Development Priorities

- Support rehabilitation of public facilities and affordable housing that incorporates energy efficiency and conservation design measures
- Support economic development that creates or retains jobs, including those for low- and moderate-income persons
- Improve the physical character of neighborhoods, including complete streets, parks, and other public spaces
- Provide assistance to low-income neighborhoods by funding critical community facilities

- Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)
- Maintain and upgrade existing low-income affordable housing stock
- Develop and promote programs that create and sustain long term affordable housing for extremely low to low income persons

CDBG Public Services

- Promote and provide services that assist persons with special needs
- Support public service programs for low and moderate income households including programs for housing and other community development needs
- Promote and provide services that prevent discrimination and eliminate barriers to housing

The Urban County Partnership used these priorities, along with other rating and ranking factors of administrative capacity, program quality and effectiveness, Consolidated Plan priorities, cost efficiency and financial feasibility contained within the Notice of Funding Availability specific to each program activity, in determining projects for funding contained in this Annual Action Plan. A total of 20% of the grant amount is retained for CDBG program administration and management oversight, and up to 15% of the total allocation

For Program Year 2012, the Urban County Partnership received a CDBG entitlement award of **\$1,553,214**, of which \$310,643 (20% of the allocation) is to be retained for program administration and management. Of the allowable administrative allocation, the County will retain \$232,982 and the City of Lompoc will retain \$77,661 for program administration and management. The total funds available for CDBG projects equal **\$1,242,571**. Of this amount, up to **\$232,982** (15% of the allocation) may be utilized for Public Services activities, as allowed by CDBG regulations. The remaining allocation of **\$1,009,589** is allocated to Capital Projects, which includes projects and activities related to affordable housing, community development and economic development activities.

CDBG allocations are distributed among the Urban County Partnership members based on a HUD formula calculated on population, overcrowding and percentage of the population below poverty. The distribution of funds based upon this formula includes: County (63%), Lompoc (25%), Carpinteria (8%), Buellton (2%) and Solvang (2%). The cities of Carpinteria and Lompoc are utilizing their full allocations for both Capital and Public Services projects. Buellton and Solvang chose not to participate in the 2012 NOFA process. Accordingly, their formula allocations have been combined into the County's 2012 allocation for County projects and spent during the 2012 program year. The funding to these cities may be made available to them in future program years if the cities choose to participate.

Therefore, the County will utilize \$848,068 to fund CDBG projects. The participating member cities will receive the following allocations: Carpinteria (\$83,860) and Lompoc (\$310,643). The County made an effort to support projects that clearly meet HUD's required timelines for the expenditure of funds.

2012 Participating Jurisdiction CDBG Allocations

Table I-7 reflects the CDBG funds available for Capital Project and Public Services for the 2012 Program Year, after administration costs:

Table I-7

2012 CDBG Funds Available		
Jurisdiction	Capital Projects	Public Services
County of Santa Barbara	\$694,368	\$153,700
City of Lompoc	\$252,397	\$58,246
City of Carpinteria	\$62,824	\$21,036
Total	\$1,009,589	\$232,982

2012 CDBG Capital Projects

The following Tables I-8 through I-10, provide a summary of CDBG Capital Project funding Recommendations for the 2012 Program Year:

Table I-8

2012 County of Santa Barbara CDBG Capital Project Funding Recommendations			
Project	Location	Agency	Recommended
Cuyama Valley Library and Community Resources Center	New Cuyama (unincorporated)	County of Santa Barbara	\$200,000
American Legion Hall: Seismic Retrofit	Guadalupe	City of Guadalupe	\$150,000
Lompoc Veterans Memorial Building Elevator	Lompoc	County of Santa Barbara	\$98,979
Self-Employment Training Program	Countywide	Women's Economic Ventures	\$50,000
Community Kitchen Culinary Arts Jobs Training Program	South County	Casa Esperanza Homeless Center	\$50,000
Santa Barbara County Youth Corp	Countywide	Community Action Commission	\$50,000
Storyteller Children's Center Day Care	Santa Barbara	Storyteller Children's Center	\$15,325
Clean and Sober Living for Women	Santa Maria	Good Samaritan Shelter	\$13,662
St. Mark's Homeless Lunch Program	Isla Vista	St. Mark's University Parish	\$5,193
TBD			\$61,209
Total County of Santa Barbara CDBG Capital Project Funds Reserved			\$694,368

Table I-9

2012 City of Lompoc CDBG Capital Project Funding Reservations			
Project	Location	Agency	Reservation
TBD	Lompoc		
Total City of Lompoc CDBG Capital Project Funds Reserved			\$252,397

Table I-10

2012 City of Carpinteria CDBG Capital Project Funding Reservations			
Project	Location	Agency	Reservation
TBD	Carpinteria		
Total City of Carpinteria CDBG Capital Project Funds Reserved			\$62,824

2012 CDBG Public Services

The County of Santa Barbara's allocation of the total amount of CDBG available to Public Services is \$153,700, which will be used for County public services. Programs being recommended for funding represent a broad array of services for low and moderate income persons including special populations. Programs that are being funded to serve special needs populations include services for the homeless, individuals with AIDS, victims of domestic abuse, the disabled, people with substance abuse challenges, and for seniors and youth. The following Tables I-11 through I-13, provide a summary of CDBG Public Services funding Recommendations for the 2012 Program Year:

Table I-11

2012 County of Santa Barbara CDBG Public Services Funding Recommendations		
Program	Agency	Recommended
Family Support and Strengthening Program	Santa Ynez Valley People Helping People	\$25,000
Lompoc Emergency Shelter	Good Samaritan Shelter	\$25,000
Healthy Senior Lunch	Community Action Commission	\$18,000
Isla Vista Lunch Program	Casa Esperanza Community Kitchen	\$15,000
North County Rape Crisis and Child Protection Center	North County Rape Crisis & Child Protection Center	\$10,000
Warehouse Operations	Foodbank of Santa Barbara County	\$10,000

Necessities of Life Program	Pacific Pride Foundation	\$9,000
Sarah House	AIDS Housing Santa Barbara	\$8,700
Santa Barbara Emergency Shelter	Domestic Violence Solutions	\$7,500
Isla Vista Teen Center	Channel Islands YMCA	\$6,500
Adult Day Services Program	Friendship Adult Day Care Center, Inc.	\$5,000
Casa Serena	Casa Serena	\$5,000
Project Recovery Detox Center	Council on Alcoholism and Drug Abuse	\$5,000
Volunteer Program	Community Partners in Caring	\$4,000
Total County of Santa Barbara CDBG Public Services Funds Reserved		\$153,700

Table I-12

2012 City of Lompoc CDBG Public Services Funding Reservations		
Program	Agency	Reservation
TBD		
Total City of Lompoc CDBG Public Services Funds Reserved		\$58,246

Table I-13

2012 City of Carpinteria CDBG Public Services Funding Reservations		
Program	Agency	Reservation
Adult Day Care Service Program	Friendship Adult Day Care Center, Inc.	\$4,500
Housing the Homeless	Peoples' Self-Help Housing	\$4,500
Academic Coordinator for Low Income Students	Girls Inc. of Carpinteria	\$4,000
Youth Education Enhancement Program	Peoples' Self-Help Housing	\$4,000
Licensed Day Care	Boys and Girls Club	\$4,000
Total City of Carpinteria CDBG Public Services Funds Reserved		\$21,000
Unallocated		\$36
Total City of Carpinteria CDBG Public Services Available		\$21,036

Emergency Solutions Grants (ESG) Program

The **Emergency Solutions Grants (ESG)** program provides homeless persons with basic shelter, street outreach services, and homelessness prevention and rapid re-housing services. Major revisions to ESG were through the passage of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009. The original Emergency Shelter Grants program became the Emergency Solutions Grants program, which emphasizes helping individuals and families experiencing a housing crisis to quickly regain stability in permanent housing, assisting those at risk of homelessness, and providing related services.

As part of a required Substantial ESG Amendment, HUD provided the County with a second 2011 ESG allocation of **\$49,767** (less \$6,220 for administration) for funding of **\$43,547** for homeless prevention and rapid re-housing activities. For Program Year 2012, the County received an entitlement allocation of **\$157,639** of which \$11,823 (7.5% of the allocation) is to be retained by the County for program administration, resulting in **\$145,817** available for funding. The funding process for the second 2011 ESG allocation was coordinated with the NOFA for the 2012 Action Plan. Therefore, Table 1-14 depicts the combined recommendations for both the 2011 ESG second allocation and the 2012 ESG allocation. A more detailed description of ESG programs and funding recommendations can be found in Chapter I under the "Description of Activities" Emergency Solutions Grant section.

Table I-14

2011 & 2012 County of Santa Barbara ESG Funding Recommendations				
Program	Agency	Component	2011	2012
Emergency Shelter Services	Good Samaritan Shelter	Emergency Shelter	\$0	\$75,000
Countywide Rapid Re-housing	Good Samaritan Shelter	Rapid Re-housing	\$19,236	\$25,764
Santa Barbara Emergency Shelter	Domestic Violence Solutions for Santa Barbara County	Emergency Shelter	\$0	\$6,245
Willbridge of Santa Barbara	WillBridge of Santa Barbara, Inc.	Emergency Shelter	\$0	\$6,245
Homelessness Prevention Program	Transition House	Homelessness Prevention	\$10,686	\$14,314
Homeless Prevention	Legal Aid Foundation of Santa Barbara County	Homelessness Prevention	\$5,076	\$6,798
Emergency Assistance Program (EAP)	Santa Ynez Valley People Helping People	Homelessness Prevention, Rapid Re-housing	\$8,549	\$11,451
Total County ESG Funds Recommended			\$43,547	\$145,817

McKinney-Vento Homeless Assistance Act Funds

The County of Santa Barbara Community Services Department (CSD) is the lead agency under HUD's **Continuum of Care Homeless (CoC) Assistance Program** and submitted the CoC application in Fall 2011. McKinney-Vento Homeless funds are intended to address the needs of homeless persons and households. For Program Year 2012, the Santa Barbara County CoC received funding in the aggregate amount of **\$1,311,161**. Table I-15 provides program project and sponsor detail:

Table I-15

2012 Santa Maria/Santa Barbara County Continuum of Care (CoC) Awards		
Program	Agency	Award
Shelter Plus Care, A Santa Barbara Partnership Serving the Homeless	Housing Authority of the City of Santa Barbara	\$621,384
Casa Esperanza Day Center	Santa Barbara County CSD	\$160,585
Casa del Mural	Santa Barbara County Alcohol, Drug and Mental Health Department	\$115,315
Homeless Management Information System	Santa Barbara County CSD	\$102,809
Riviera Dual Diagnosis Program	Santa Barbara Community Housing Corporation	\$99,444
Second Stage	Domestic Violence Solutions for Santa Barbara County	\$76,219
Supportive Services	Transition House	\$61,763
Firehouse	Transition House	\$55,792
Clean and Sober Living	Santa Barbara County CSD	\$17,850
Total CoC Awards		\$1,311,161

Total 2012 Entitlement Funds Estimated Available

The following table provides a summary of all entitlement funds estimated to be available through the County of Santa Barbara HOME Consortium and Urban County Partnership.

Table I-16

2012 Entitlement Funds Estimated Available		
Funding Source	Jurisdiction	Amount
HOME Project Funds	County of Santa Barbara	\$457,234
HOME Project Funds	Santa Maria	\$181,956
HOME Project Funds	Lompoc	\$111,550
HOME Project Funds	Carpinteria	\$42,136
HOME Administration	County of Santa Barbara	\$92,734
HOME Implementation	County of Santa Barbara	\$41,730
CDBG Capital Project Funds	County of Santa Barbara	\$694,368
CDBG Capital Project Funds	Lompoc	\$252,397
CDBG Capital Project Funds	Carpinteria	\$62,824
CDBG Public Services	County of Santa Barbara	\$153,700
CDBG Public Services	Lompoc	\$58,246
CDBG Public Services	Carpinteria	\$21,036
CDBG Administration	County of Santa Barbara	\$232,982
CDBG Administration	Lompoc	\$77,661
ESG Program Funds	Countywide	\$189,364
ESG Administration	County of Santa Barbara	\$18,042*
McKinney-Vento Homeless Assistance Act Funds	Countywide	\$1,311,161
Total Funds Estimated Available		\$3,999,121

*Administration includes FY 2011 second ESG allocation and 2012 ESG allocation

Citizen Participation

1. *Provide a summary of the citizen participation and consultation process including efforts to broaden public participation in the development of the plan.*
2. *Provide a summary of citizen comments or views of the plan.*
3. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

1. Summary of the Citizen Participation Process

The County of Santa Barbara HOME Consortium and Urban County Partnership rely greatly upon community input and participation in strategic planning under federal entitlement programs. A combination of community forums and presentations were used to solicit input and recommendations. These forums were held throughout the County and represented a broad spectrum of community interests. Specifically:

- The County Community Services Department (CSD) held two public Workshops to discuss the 2012 Notice of Funding Availability. **The workshops were held on December 15, 2011 in the City of Santa Maria and on December 16, 2011 in the City of Santa Barbara**
- On February 16, 2012, County Community Services Department staff conducted an intensive one-day outcome-oriented planning meeting known as Charette with key stakeholders in order to obtain quality, comprehensive and diverse input for a HUD required ESG Substantial Amendment as part of a second allocation of 2011 funding. County staff met with homeless service providers, County and city government and quasi-government staff such as the Housing Authorities, previously homeless individuals and members of the County Human Services Commission to develop policies and standards for serving the homeless population. The ESG Substantial Amendment is available on the County of Santa Barbara's Community Services Department (CSD) Website.
- Public meetings to review and deliberate on 2012 projects were held with the County's Capital Loan Committee who reviewed HOME and CDBG Capital projects (March 15, 2012), and Human Services Commission who reviewed ESG and CDBG Public Services projects (March 5, 2012 and March 8, 2012)
- The County Community Services Department held two Public meetings to discuss the 2012 draft Action Plan, one **on April 2, 2012 in the City of Santa Maria and another on April 4, 2012 in the City of Santa Barbara**
- The County of Santa Barbara Board of Supervisors held public meetings on May 1st and 8th, 2012 to review and discuss 2012 applications and Capital Loan Committee and Human Services Commission recommendations

Copies of the public notices, agendas and sign-in sheets for each of the above public meetings are provided in the Appendix.

Summary of Efforts to Broaden Public Participation

The County of Santa Barbara HOME Consortium and Urban County Partnership actively strive to enhance public participation in the Consolidated Plan/Action Plan process. In order to broaden public participation and encourage participation of minority groups, community workshops and forums were held in North and South County. County Community Services Department staff also had bilingual staff to address the needs of Spanish speaking members of the community.

The Charette held for the 2011 ESG Substantial Amendment provided an opportunity for a broad array of discussions about strengthening the Continuum of Care (CoC) and improving the overall coordination of services. Participants who attended the Charette and others interviewed through individual consultations with County staff agreed with the need for broader input and collaboration regarding homeless needs and issues, especially involving homeless or previously homeless persons in discussions.

In July of 2007 the County of Santa Barbara Board of Supervisors adopted an updated Citizen Participation Plan (CPP) in compliance with the requirements of 24 CFR 91.105. The plan considers the evolving needs of the CDBG Urban County Partnership. The CPP is available for review in the public files of the County's Community Services Department's Housing and Community Development Division.

The HOME Consortium and Urban County Partnership also made efforts to enhance availability of the draft Action Plan. The following actions provide a highlight of such efforts:

- All member cities were provided a copy of the draft Action Plan to facilitate public review and comments at respective locations
- The Housing Authority of the County of Santa Barbara was provided the draft Action Plan for its review and comment, and to make available to the public
- Various countywide public libraries were supplied with the draft Action Plan to make it easily accessible to the public
- The draft Action Plan was made available at County offices in both North County (Santa Maria) and South County (Santa Barbara)
- The draft Action Plan was posted on the Community Services Department website to ensure easy access
- Electronic mailing lists are continually updated and enhanced to improve real-time communications with interested community members, groups and participating jurisdictions

2. Public Review Period & Citizen Comments

A 30-day public notice was published in two newspapers of regional circulation announcing the availability of the draft 2012 Action Plan for public review. The notice invited the public to review the document and to provide comments to the County Community Services Department for consideration. A Spanish translation of the Executive Summary was also made available upon request to accommodate Spanish speaking individuals. The public review period commenced on April 4, 2012 and extended through May 4, 2012. All comments were duly noted and included in the Action Plan.

DRAFT

Resources

1. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.
2. Explain how federal funds will leverage resources from private and non-federal public sources.

1. Available Resources

Table I-17 identifies current federal, state, and local resources available under the 2010-2015 Consolidated Plan in 2012 Program Year to address the housing and non-housing needs identified in this plan. Other local, state and federal funds might be used as they become available.

Table I-17

2012 Funds Available for Projects and Programs	
Funding Source	Reservation
HOME Projects	\$792,876
CDBG Capital Projects	\$1,009,589
CDBG Public Services	\$232,982
Emergency Solutions Grants	\$189,364
McKinney-Vento Homeless Assistance Act Funds	\$1,311,161
Total Funds Available	\$3,535,972

Low-income Housing Tax Credit (LIHTC) Program

The LIHTC Program provides a source of equity for construction and rehabilitation of low-income housing. This federal subsidy is allocated through the State of California on a competitive basis. Developers in the County may apply for LIHTC for projects that the County supports through the HOME, CDBG or other local funds. It is difficult to know the exact amount of LIHTC that will be available for the upcoming planning period.

2. Leveraged Resources

The County of Santa Barbara leverages its federal entitlement funds to enlist a variety of private and non-federal public resources to provide decent housing, suitable living environments, and expanded

economic opportunities for its residents. The following summarizes the major sources of funding that are reasonably expected to be available to address identified needs for Program Year 2012:

Local Affordable Housing Funds

Local funds for affordable housing have been garnered on occasion through in-lieu fees collected from the Inclusionary Zoning Program. The affordable housing inclusionary requirement for developments in County of Santa Barbara is generally 20 to 30% for developments of 5 or more units. In some cases, developers may opt to pay an in-lieu fee to the County's Local Affordable Housing Trust Fund rather than construct affordable units.

Private Sources

County of Santa Barbara has obtained funding from private resources in the past. Due to its very nature, the exact amounts of such funding in the future cannot be known. However, the County will continue working cooperatively with the private sector to obtain additional resources for affordable housing in the County.

Annual Objectives

1. Provide a summary of specific objectives that will be addressed during the program year.

Summary of Specific Objectives

Table I-18 highlights the specific objectives to be carried out during the action plan period which are indicated by the following checked boxes:

Table I-18

Summary of Specific Annual Objectives					
<input checked="" type="checkbox"/>	Objective Category: Decent Housing	<input checked="" type="checkbox"/>	Objective Category: Suitable Living Environment	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities
	Which includes:		Which includes:		Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input checked="" type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input checked="" type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

Description of Activities

1. *Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.*

Affordable Housing Activities

A total of five (5) applications for HOME funding were received under the County's NOFA* totaling \$1,862,802 in funding requests. County Community Services Department (CSD) staff developed a project evaluation matrix in which each application was evaluated based on the following Consortium and Urban County affordable housing project rating and ranking criteria stated in the 2010-2015 Consolidated Plan:

- Program eligibility
- Geographic distribution (project location – within Urban County / HOME Consortium)
- Project Readiness
- Financial Feasibility
- Cost Efficiency
- Energy Efficiency and Conservation
- Conformance with Urban County / HOME Consortium Priorities
- Capacity of the applicant

CSD staff evaluated the HOME and CDBG Capital project proposals and provided a staff report containing analysis and funding recommendations to the Capital Loan Committee, a Board approved Brown Act Committee. The Capital Loan Committee approved the HOME and CDBG Capital project funding recommendations at its March 15, 2012 meeting. The projects that were recommended for *reservation of funding* in the competitive 2012 NOFA process were identified as those most effective in meeting the specific objectives identified in the 2010-2015 Consolidated Plan. CSD staff met with the Santa Barbara County HOME Consortium/Urban County Partnership Steering Committee to discuss recommended projects for the Board of Supervisors.

2012 Affordable Housing Priorities

The **County of Santa Barbara HOME Consortium** and **Urban County Partnership** work closely throughout the year in planning and implementation to foster and maintain affordable housing. The projects to be undertaken for the 2012 Program Year are carefully selected based on specific funding criteria to advance the goals and objectives identified in the Consolidated Plan.

Based on feedback from community forums, consultations, and Comprehensive Housing Affordability Strategy (CHAS) data analysis, the following housing priorities have been established for the 2010-2015 Consolidated Plan operating period:

* A summary of the County funding cycle is provided in the Appendix to the 2012 Action Plan.

HOME Consortium Priorities:

- Promote new construction/acquisition/rehabilitation of rental housing projects for lower income households including large, small, and special needs households, including homeless, disabled and elderly persons
- Promote projects that provide permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of homelessness and /or persons with special needs
- Promote homeownership opportunities for low income first-time homebuyers
- Promote projects that incorporate universal design and accessibility standards to meet disabled person's specific needs
- Promote projects that incorporate innovative energy efficiency and conservation measures
- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities
- Promote programs that provide tenant based rental assistance including security deposits for low and very low income households

The Urban County Partnership has established a separate set of priorities to be addressed with CDBG funds, which includes the following housing-related priorities:

- Maintain and upgrade existing low-income affordable housing stock
- Develop and promote programs that create and sustain long term affordable housing for extremely low to low-income persons
- Support rehabilitation of public facilities and affordable housing that incorporate energy efficiency and conservation design measures
- Promote and provide services that prevent discrimination and eliminate barriers to housing

2012 Affordable Housing Projects

1. Pescadero Lofts

The Pescadero Lofts is located in Isla Vista (IV). The project consists of 33 new housing units for the homeless in IV. The project also includes office space, a community center and on-site support services. The housing mix includes six one-bedroom units and 26 studios.

Table I-19

Project Summary PESCADERO LOFTS	
Sponsor:	Surf Development Corporation / Housing Authority of the County of Santa Barbara
Location:	Isla Vista
Affordable Units:	33
Total Project Cost:	\$12,432,300
Development Cost per Unit:	\$376,736
Funds Reserved per Assisted Unit (11):	\$40,203
Ratio of Leveraged Funds:	28:1
Prior HOME Funds Recommendations:	None
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$442,234
Total Funding Recommendations to Date:	\$442,234

2. Transition House Homelessness Prevention Program (HPP) – Tenant-Based Rental Assistance

Transition House will provide tenant-based rental assistance (TBRA) to prevent homelessness in high-risk, low-income households. To qualify for assistance, households must have income at or below 30 percent of area median income (AMI), have received an eviction notice, demonstrate an ability to sustain their housing once assistance has been exhausted, and will become homeless but for this assistance. HPP addresses the unmet community need for tenant-based rental assistance. Coupled with intensive case management, cash assistance will permit eligible households to retain housing and create lasting economic stability.

Table I-20

Project Summary	
TRANSITION HOUSE HOMELESSNESS PREVENTION PROGRAM (HPP)	
Sponsor:	Transition House
Location:	South Santa Barbara County
Total Project Cost:	\$90,000
Ratio of Leveraged Funds:	6:1
Prior HOME Funds Recommendations:	None
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$15,000
Total Funding Recommendations to Date:	\$15,000

2012 Affordable Housing Project Priority Needs, Objectives and Outcomes

Table I-21 highlights the housing projects that have been recommended for **HOME** funding in the 2012 Program Year and are matched to the specific housing priorities that have been established to meet the Congressional Consolidated Plan Priority Goal to **Provide Decent Housing**:

Table I-21

2012 Santa Barbara Urban County HOME Project Linkage Chart				
Project / Applicant	Strategic Plan Priority Need	Priority Need Level	Strategic Plan Specific Objective	Outcome Statement
PRIORITY GOAL: Provide Decent Housing				
Pescadero Lofts, Surf Development Corporation / Housing Authority of the County of Santa Barbara	There is a need for the new construction of rental housing for low income person's with special needs	High	Expand the supply of rental housing for lower income households with special needs	Affordability for the purpose of creating decent affordable housing
Homelessness Prevention Program, Transition House	There is a need for tenant based rental assistance including security deposits for low and very low income households	High	Increasing the availability of affordable permanent housing in standard condition to low income and moderate income families	Affordability for the purpose of creating decent affordable housing

2012 Community Development Non-Housing Capital Project Activities

County Community Services Department (CSD) received 15 applications for CDBG Capital Project funding under its 2012 NOFA*, totaling \$3,354,824 in requests. CSD staff developed an application evaluation matrix in which each project was evaluated based on the following Urban County CDBG Capital Project rating and ranking criteria identified in the 2010-15 Consolidated Plan including:

- Program eligibility
- Geographic distribution (project location – within Urban County)
- Project Readiness
- Financial Feasibility
- Cost Efficiency
- Energy Efficiency and Conservation
- Conformance with Urban County Priorities
- Capacity of the applicant

On March 15, 2012 applicants presented their project proposals before the Capital Loan Committee. The Capital Loan Committee members included a lender, builder, City of Santa Barbara public housing agency representative, and representatives from the offices of the County Auditor-Controller and County Treasurer-Tax Collector. The projects were evaluated based on the CDBG Capital Project rating and ranking criteria and those projects that were recommended for *reservation of funding* in the competitive 2012 NOFA process were identified as those most effective in meeting the specific objectives identified in the 2010-2015 Consolidated Plan.

2012 Urban County CDBG Non-Housing Capital Project Priorities

The Santa Barbara Urban County utilizes CDBG entitlement funding to finance Community Development activities, which advance the priorities and objectives of the Consolidated Plan. The Non-Housing priorities of the 2010-2015 Consolidated have been determined based on public hearings, a needs survey, and consultations and are as follows:

- Support rehabilitation of public facilities that incorporate energy efficiency and conservation design measures
- Support economic development that creates or retains jobs, including those for low and moderate income persons
- Improve the physical character of neighborhoods, including complete streets, parks, and other public spaces
- Provide assistance to low income neighborhoods by funding critical community facilities
- Address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)

* A summary of the County funding cycle is provided in the Appendix to the 2012 Action Plan.

2012 Community Development Non-Housing Capital Projects

1. Cuyama Valley Library and Community Resources Center

The Library and Community Resources Center project is a new family resource center with classrooms, food storage and a new library with expanded services. The center will benefit low and moderate income individuals and families in the New Cuyama community.

Table I-22

Project Summary CUYAMA VALLEY LIBRARY AND COMMUNITY RESOURCES CENTER	
Sponsor:	County of Santa Barbara, General Services
Location:	New Cuyama
Total Project Cost:	\$775,000
Ratio of Leveraged Funds:	1.4:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Area Benefit (LMA)
Prior CDBG Funding Recommendations:	\$250,000*
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$200,000
Total Funding Recommendations to Date:	\$550,000

*Includes prior year (2010) recommendation and 2012 recommended reservation amounts

2. American Legion Hall: Seismic Retrofit

The seismic retrofit of the Guadalupe American Legion Hall is necessary to bring the facility up to code in this facility that serves a low and moderate income population in Guadalupe. The facility is open to the public for social and government events.

Table I-23

Project Summary AMERICAN LEGION HALL: SEISMIC RETROFIT	
Sponsor:	City of Guadalupe
Location:	Guadalupe
Total Project Cost:	\$350,000
Ratio of Leveraged Funds:	2.3:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Area Benefit (LMA)
Prior CDBG Funding Recommendations:	None
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$150,000
Total Funding Recommendations to Date:	\$150,000

3. Lompoc Veterans Memorial Building Elevator

The Lompoc Veterans Memorial Building Elevator Project is to construct a new elevator benefitting low and moderate populations and the disabled. The building has been identified as a historic structure by the City of Lompoc and the State.

Table I-24

Project Summary LOMPOC VETERANS MEMORIAL BUILDING ELEVATOR	
Sponsor:	County of Santa Barbara, General Services
Location:	Lompoc
Total Project Cost:	\$550,000
Ratio of Leveraged Funds:	6:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Limited Clientele (LMC)
Prior CDBG Funding Recommendations:	None*
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$98,979
Total Funding Recommendations to Date:	\$98,979

*Received funding of \$309,545 in 2009 for rehabilitation of building, not for elevator project

4. Self-Employment Training Program (SET)

The Women's Economic Ventures Self-Employment Training Program is designed to help persons overcome barriers to entrepreneurship. This project involves training including self-assessment, business feasibility, marketing, finance, operational and personnel management, and business planning. The majority of clients are low-moderate income and the program is marketed throughout the county.

Table I-25

Project Summary SELF-EMPLOYMENT TRAINING PROGRAM (SET)	
Sponsor:	Women's Economic Ventures
Location:	Countywide
Total Project Cost:	\$580,322
Ratio of Leveraged Funds:	12:1
CDBG Qualifying Activity:	Economic Development: Microenterprise Assistance
CDBG Qualifying National Objective:	Low/Moderate Income Limited Clientele (LMC)
Prior CDBG Funding Recommendations:	\$112,110
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$50,000

5. Community Kitchen Culinary Arts Jobs Training Program

Casa Esperanza provides homeless populations from their shelter, an opportunity to become trained in culinary arts. The “Good Cookie Project” is successfully working with Whole Foods to sell the cookies made in the facility. The program includes job training and job placement after completion of required course work.

Table I-26

Project Summary COMMUNITY KITCHEN CULINARY ARTS JOBS TRAINING PROGRAM	
Sponsor:	Casa Esperanza Homeless Center
Location:	South Santa Barbara County
Total Project Cost:	\$94,600
Ratio of Leveraged Funds:	1.9:1
CDBG Qualifying Activity:	Economic Development: Technical Assistance
CDBG Qualifying National Objective:	Low/Moderate Income Limited Clientele (LMC)
Prior CDBG Funding Recommendations:	None
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$50,000

6. Santa Barbara County Youth Corp

The Community Action Commission of Santa Barbara County, Inc. manages a youth employment and training program that is countywide. The program assists low and moderate income youth.

Table I-27

Project Summary SANTA BARBARA COUNTY YOUTH CORP	
Sponsor:	Community Action Commission of Santa Barbara County, Inc.
Location:	Countywide
Total Project Cost:	\$350,000
Ratio of Leveraged Funds:	7:1
CDBG Qualifying Activity:	Economic Development: Technical Assistance
CDBG Qualifying National Objective:	Low/Moderate Income Limited Clientele (LMC)
Prior CDBG Funding Recommendations:	None
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$50,000

7. Storyteller Children's Center Kitchen Remodel

The Storyteller Children's Center is a child care center that serves very low and moderate income families. Approximately 97% fall below the federal poverty level and some are homeless. The facility is planning to remodel the kitchen.

Table I-28

Project Summary	
STORYTELLER CHILDREN'S CENTER KITCHEN REMODEL	
Sponsor:	Storyteller Children's Center
Location:	Santa Barbara
Total Project Cost:	\$22,225
Ratio of Leveraged Funds:	1.5:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Limited Clientele (LMC)
Prior CDBG Funding Recommendations:	None
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$15,325
Total Funding Recommendations to Date:	\$15,325

8. Clean and Sober Living for Women

The Good Samaritan Shelter assists women who share space in a single family home, with issues related to substance abuse. The facility is in need of renovation to improve the kitchen, flooring and other improvements.

Table I-29

Project Summary

CLEAN AND SOBER LIVING FOR WOMEN

Sponsor:	Good Samaritan Shelter
Location:	Santa Maria
Total Project Cost:	\$13,662
Ratio of Leveraged Funds:	1:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Limited Clientele (LMC)
Prior CDBG Funding Recommendations:	None
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$13,662
Total Funding Recommendations to Date:	\$13,662

9. St. Mark's Homeless Lunch Program

St. Marks University Parish provides services for the homeless population. The facility is need of an ADA water fountain and an upgrade of the hot water electrical system to be brought up to code.

Table I-30

Project Summary ST. MARK'S HOMELESS LUNCH PROGRAM	
Sponsor:	St. Mark's University Parish
Location:	Isla Vista
Total Project Cost:	\$15,601
Ratio of Leveraged Funds:	3:1
CDBG Qualifying Activity:	Public Facilities and Improvements
CDBG Qualifying National Objective:	Low/Moderate Income Limited Clientele (LMC)
Prior CDBG Funding Recommendations:	None
<i>2012 Recommended Funding Recommendations</i>	
County CDBG Funds:	\$5,193
Total Funding Recommendations to Date:	\$5,193

2012 Community Development Project Priority Needs, Objectives and Outcomes

The Capital Projects that have been recommended for **CDBG** funding in the 2012 Program Year are matched to the specific community development priorities that have been established to meet the objectives to **Provide Decent Housing, Create a Suitable Living Environment** and **Expand Economic Opportunity** in Table I-31.

Table I-31

2012 Santa Barbara Urban County CDBG Capital Project Linkage Chart				
Project	Strategic Plan Priority Need	Priority Need Level	Strategic Plan Specific Objective	Outcome Statement
PRIORITY GOAL: Provide Decent Housing				
Clean and Sober Living for Women	To expand the supply of affordable housing and housing for special populations such as homeless, elderly, and physically or mentally disabled		Expand the supply of permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients	Availability for the purpose of creating decent housing
PRIORITY GOAL: Create a Suitable Living Environment				
Cuyama Valley Library and Community Resources Center	There is a need for community facilities to serve low income populations	High	Provide assistance to low-income neighborhoods by funding critical community facilities	Availability for the purpose of creating suitable living environments
American Legion Hall: Seismic Retrofit	There is a need to address safety and design barriers to providing community services for low and moderate income individuals and families including special needs populations	High	Provide assistance to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)	Accessibility for the purpose of creating suitable living environments
Lompoc Veterans Memorial Building Elevator	There is a need to address safety and design barriers to providing community services for low and moderate income individuals and families including special needs populations	High	Provide assistance to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)	Accessibility for the purpose of creating suitable living environments
Storyteller Children's Center Kitchen Remodel	Childcare services are needed for low income families	High	Provide assistance to low-income neighborhoods by funding critical community facilities	Accessibility for the purpose of creating suitable living environments
St. Mark's Homeless Lunch Program	There is a need to address safety and design barriers to providing community services for low and moderate income individuals and families including special needs populations	High	Provide assistance to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)	Accessibility for the purpose of creating suitable living environments

Table I-31 Continued

2012 Santa Barbara Urban County CDBG Capital Project Linkage Chart				
Project	Strategic Plan Priority Need	Priority Need Level	Strategic Plan Specific Objective	Outcome Statement
PRIORITY GOAL: Create Economic Opportunity				
Self-Employment Training Program (SET)	To expand economic opportunities for low and moderate income individuals	Medium	Support economic development that creates or retains jobs, including those for low- and moderate-income persons	Accessibility for the purpose of creating economic opportunity
Community Kitchen Culinary Arts Job Training Program	To expand economic opportunities for low and moderate income individuals	Medium	Support economic development that creates or retains jobs, including those for low- and moderate-income persons	Accessibility for the purpose of creating economic opportunity
Santa Barbara County Youth Corp	To expand economic opportunities for low and moderate income individuals	High	Support economic development that creates or retains jobs, including those for low- and moderate-income persons	Accessibility for the purpose of creating economic opportunity

2012 Community Development Public Service Activities

The County's 2012 allocation for CDBG Public Services is \$153,700 out of a total of \$232,982 available for participating jurisdictions. Through its 2012 NOFA, County CSD received 23 applications totaling \$457,975 in requests for CDBG Public Service funds. Funding recommendations were determined by a five member Public Services Committee, established in 2012 by the County Board of Supervisors as a subset of the County Human Services Commission, and each supervisorial district is represented through the member composition of the Public Services Committee. The review committee evaluated applications and interviewed applicants on March 5, 2012 and March 8, 2012. Programs recommended for *reservation of funding* in the competitive 2012 NOFA process were identified as those most effective in meeting the following CDBG Public Services priorities identified in the 2010-2015 Consolidated Plan:

- Promote and provide services that assist persons with special needs
- Support public service programs for low and moderate income households including programs for housing and other community development needs
- Promote and provide services that prevent discrimination and eliminate barriers to housing

2012 County CDBG Public Services Programs

On March 5, 2012 and March 8, 2012 the County Human Services Commission made recommendations on Public Services projects. Table I-32 provides a summary of programs and sponsors for CDBG Public Services for the Program Year 2012:

Table I-32

2012 County of Santa Barbara CDBG Public Services Funding Recommendations		
Program	Agency	Reservation
Family Support and Strengthening Program	Santa Ynez Valley People Helping People	\$25,000
Lompoc Emergency Shelter	Good Samaritan Shelter	\$25,000
Healthy Senior Lunch	Community Action Commission	\$18,000
Isla Vista Lunch Program	Casa Esperanza Community Kitchen	\$15,000
North County Rape Crisis and Child Protection Center	North County Rape Crisis & Child Protection Center	\$10,000
Warehouse Operations	Foodbank of Santa Barbara County	\$10,000
Necessities of Life Program	Pacific Pride Foundation	\$9,000
Sarah House	AIDS Housing Santa Barbara	\$8,700
Santa Barbara Emergency Shelter	Domestic Violence Solutions	\$7,500
Isla Vista Teen Center	Channel Islands YMCA	\$6,500
Adult Day Services Program	Friendship Adult Day Care Center, Inc.	\$5,000

Casa Serena	Casa Serena	\$5,000
Project Recovery Detox Center	Council on Alcoholism and Drug Abuse	\$5,000
Volunteer Program	Community Partners in Caring	\$4,000
Total County of Santa Barbara CDBG Public Services Funds Reserved		\$153,700

Carpinteria CDBG Public Services Programs

On March 26, 2012 the City of Carpinteria's CDBG Committee recommended CDBG Public Services funding for five programs. Table I-33 summarizes reserved funding allocations for the City of Carpinteria's Public Services programs for Program Year 2012:

Table I-33

2012 City of Carpinteria CDBG Public Services Funding Recommendations		
Program	Agency	Reservation
Adult Day Care Service Program	Friendship Adult Day Care Center, Inc.	\$4,500
Housing the Homeless	Peoples' Self-Help Housing	\$4,500
Academic Coordinator for Low Income Students	Girls Inc. of Carpinteria	\$4,000
Youth Education Enhancement Program	Peoples' Self-Help Housing	\$4,000
Licensed Day Care	Boys and Girls Club	\$4,000
Total City of Carpinteria CDBG Public Services Funds Reserved		\$21,000

Lompoc CDBG Public Services Programs

On 2012 the City of Lompoc's Human Services Commission recommended CDBG Public Services funding for programs. Table I-34 summarizes reserved funding allocations for the City of Lompoc's Public Services programs for Program Year 2012:

Table I-34

2012 City of Lompoc CDBG Public Services Funding Recommendations		
Program	Agency	Reservation
Total City of Lompoc CDBG Public Services Funds Reserved		\$58,246

The following table highlights the Public Service programs that have been recommended for **CDBG** funding in the 2012 Program Year and are matched to the specific community development priorities that have been established to meet the objective to **Create a Suitable Living Environment**.

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Table I-35

2012 Santa Barbara Urban County CDBG Public Services Linkage Chart				
Project	Strategic Plan Priority Need	Priority Need Level	Strategic Plan Specific Objective	Outcome Statement
PRIORITY GOAL: Create a Suitable Living Environment				
Necessities of Life Program	There is a need for services for special needs populations (AIDS)	High	Support public services that assist persons with special needs	Availability of services and accessibility to services, for the purpose of creating suitable living environments
Healthy Senior Lunch	There is a need for services for special needs populations (Elderly)	High		
Sarah House	There is a need for services for special needs populations (AIDS/Elderly)	High		
Adult Day Services Program	There is a need for services for special needs populations (Elderly)	High		
Volunteer Program	There is a need for services for special needs populations (Elderly)	High		
Casa Serena	There is a need for services for special needs populations (Substance Abuse)	High		
Project Recovery Detox Center	There is a need for services for special needs populations (Substance Abuse)	High		
Family Support and Strengthening Program	There is a need for services for low and moderate income households	High	Support public service programs for low- and moderate-income households including programs for housing and other community development needs	Availability/accessibility for the purpose of creating suitable living environments
North County Rape Crisis and Child Protection Center	There is a need for services for low and moderate income households	High		
Warehouse Operations	There is a need for services for low and moderate income households	High		
Isla Vista Teen Center	There is a need for services for low and moderate income households	High		

Table I-35 (Continued)

2012 Santa Barbara Urban County CDBG Public Services Linkage Chart				
Project	Strategic Plan Priority Need	Priority Need Level	Strategic Plan Specific Objective	Outcome Statement
PRIORITY GOAL: Create a Suitable Living Environment				
Lompoc Emergency Shelter	There is a need for services for special needs populations (Homeless)	High	Provide funding for operation of principal emergency shelters throughout Santa Barbara County	Availability/accessibility for the purpose of creating suitable living environments
Santa Barbara Emergency Shelter	There is a need for services for special needs populations (Homeless)	High		
Isla Vista Lunch Program	There is a need for services for special needs populations (Homeless)	High	Provide funding for essential services and programs that provide needed resources for homeless persons	Availability/accessibility for the purpose of creating suitable living environments

2012 Emergency Solutions Grants (ESG) Activities

Emergency Solutions Grants (ESG) program provides homeless persons with basic shelter, street outreach services, and homelessness prevention and rapid re-housing services. As originally adopted, the federal McKinney-Vento Homeless Assistance Act included funds for the Emergency Shelter Grants Program. The objectives of the program were to increase the number and quality of emergency shelters and transitional housing facilities for homeless individuals and families, to operate facilities and provide services, and prevent homelessness. Major revisions enacted by the passage of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH), changed the original Emergency Shelter Grants program to the Emergency Solutions Grants (ESG) program. The emphasis of this program is to help individuals and families experiencing a housing crisis to quickly regain stability in permanent housing, to assist those at risk of homelessness, and to provide related services.

HUD announced a second allocation of ESG funds for FY2011; the combined amounts from the first and second allocations and subsequent allocations are subject to an Interim Rule (24 CFR 576.100) that specifies the amount of funding that may be committed to certain activities. The Interim Rule limits the amount of the County's allocations that may be expended on street outreach and emergency shelter activities. Expenditures on these two activities cannot exceed the greater of: 60 percent of the total FY2011 Allocation; or, the amount of FY2010 funds committed to homeless assistance activities.

For the County's 2010 ESG Allocation (Table I-36), all funds, with the exception of administrative activities, were allocated to emergency shelters. No funds were allocated to homelessness prevention activities.

Table I-36

2010 Emergency Shelter Grants Fund Commitments	
Activity Type	Obligated Amount
Homeless Assistance	\$84,327.00
Homelessness Prevention	\$0.00
Administrative Activities	\$4,438.00
Total FY2010 Award	\$88,765.00

The first allocation of FY2011 ESG funds (Table I-37) was awarded to emergency shelters, with the exception of administrative activities. No funds were allocated to homelessness prevention activities.

Table I-37

2011 Emergency Shelter Grants Fund Commitments (First Allocation)	
Activity Type	Obligated Amount
Homeless Assistance	\$84,327.00
Homelessness Prevention	\$0.00
Administrative Activities	\$4,148.00
Total FY2010 Award	\$88,475.00

The amount of the second 2011 ESG allocation was \$49,767, for a total allocation of \$138,242. Since the amount of 2010 funds committed to homeless assistance activities (\$84,327) exceeds 60 percent of the 2011 allocation, the County was obligated by HUD Rules to commit the entire second allocation of 2011 funds to homelessness prevention and rapid rehousing activities. Since the 2011 ESG Second Allocation and 2012 ESG Allocation cycles are concurrent, the grant application and review processes were combined. After accounting for allowable administrative costs, a total of \$189,364 in ESG funds is available for sub-recipients for the 2012 Program Year. Tables I-38 and I-39 provide summaries of recommended programs and sponsors for the second 2011 ESG allocation and recommendations for funding during the 2012 Program Year.

Table I-38

2011 ESG Second Allocation Fund Recommendations			
Program	Agency	Component	Recommended
Countywide Rapid Re-housing	Good Samaritan Shelter	Rapid Re-housing	\$19,236
Homelessness Prevention Program	Transition House	Homelessness Prevention	\$10,686
Emergency Assistance Program (EAP)	Santa Ynez Valley People Helping People	Homelessness Prevention, Rapid Re-housing	\$8,549
Homeless Prevention	Legal Aid Foundation of Santa Barbara County	Homelessness Prevention	\$5,076
Administration			\$6,220
Total 2011 ESG Second Allocation Funding Recommendations			\$49,767

Table I-39

2012 ESG Fund Recommendations			
Program	Agency	Component	Recommended
Emergency Shelter Services	Good Samaritan Shelter	Emergency Shelter	\$75,000

Countywide Rapid Re-housing	Good Samaritan Shelter	Rapid Re-housing	\$25,764
Homelessness Prevention Program	Transition House	Homelessness Prevention	\$14,314
Emergency Assistance Program (EAP)	Santa Ynez Valley People Helping People	Homelessness Prevention, Rapid Re-housing	\$11,451
Homeless Prevention	Legal Aid Foundation of Santa Barbara County	Homelessness Prevention	\$6,798
Santa Barbara Emergency Shelter	Domestic Violence Solutions for Santa Barbara County	Emergency Shelter	\$6,245
WillBridge of Santa Barbara, Inc.	WillBridge of Santa Barbara, Inc.	Emergency Shelter	\$6,245
Total 2012 ESG Funding Recommendations			\$145,817

Table I-40 below, shows the combination of the second allocation for 2011 funding and all of the 2012 ESG funding for a total of \$189,364.

Table I-40

Combined 2011 ESG Second Allocation and 2012 ESG Allocation Fund Recommendations			
Program	Agency	Component	Reservation
Emergency Shelter Services	Good Samaritan Shelter	Emergency Shelter	\$75,000
Countywide Rapid Re-housing	Good Samaritan Shelter	Rapid Re-housing	\$45,000
Homelessness Prevention Program	Transition House	Homelessness Prevention	\$25,000
Emergency Assistance Program (EAP)	Santa Ynez Valley People Helping People	Homelessness Prevention, Rapid Re-housing	\$20,000
Homeless Prevention	Legal Aid Foundation of Santa Barbara County	Homelessness Prevention	\$11,874
Santa Barbara Emergency Shelter	Domestic Violence Solutions for Santa Barbara County	Emergency Shelter	\$6,245
WillBridge of Santa Barbara, Inc.	WillBridge of Santa Barbara, Inc.	Emergency Shelter	\$6,245
Total Combined (2011 and 2012) Funding Recommendations			\$189,364

The match requirement for the ESG Program is 1:1; therefore, the minimum match requirement for the combined 2011 additional ESG allocation and the 2012 Program Year is \$189,364. ESG programs

leverage hundreds of thousands of dollars from private foundations, fundraising activities, and 'in-kind' contributions. Therefore, the County anticipates exceeding match requirements for the 2012 Program Year.

2012 McKinney-Vento Homeless Assistance Act Activities

HUD requires jurisdictions to report on related programs and services in Consolidated Plans and Action Plans. The County of Santa Barbara Community Services Development (CSD) is the lead agency under HUD's **Continuum of Care (CoC) Homeless Assistance Program**. McKinney-Vento Homeless funds are intended to address the needs of homeless persons and households. For 2012 Program Year, the County of Santa Barbara CoC received funding in the aggregate amount of **\$1,311,161**. Below is a summary of grants awarded by HUD in 2012 to programs through Continuum of Care. These grants are not subject to the local review process of the 2012 Annual Action Plan, as the CoC Homeless Assistance Program operates on a separate funding cycle. The County of Santa Barbara CoC application was submitted in November 2011 and the grant awards determined by HUD in January 2012.

Table I-41

2012 Santa Maria/Santa Barbara County Continuum of Care (CoC) Awards		
Program	Agency	Award
Shelter Plus Care, A Santa Barbara Partnership Serving the Homeless	Housing Authority of the City of Santa Barbara	\$621,384
Casa Esperanza Day Center	Santa Barbara County CSD	\$160,585
Casa del Mural	Santa Barbara County Alcohol, Drug and Mental Health Department	\$115,315
Homeless Management Information System	Santa Barbara County CSD	\$102,809
Riviera Dual Diagnosis Program	Santa Barbara Community Housing Corporation	\$99,444
Second Stage	Domestic Violence Solutions for Santa Barbara County	\$76,219
Supportive Services	Transition House	\$61,763
Firehouse	Transition House	\$55,792
Clean and Sober Living	Santa Barbara County CSD	\$17,850
Total CoC Awards		\$1,311,161

Geographic Distribution; Allocation Priorities

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year, and identify any obstacles to addressing underserved needs.

1. Geographic Distribution of Projects

Both the County of Santa Barbara HOME Consortium and Urban County Partnership allocate funding to projects based on a number of factors, including need, project readiness, feasibility and location, among others. However, projects intended to support low-income households receive highest priority. The projects chosen to receive HOME, CDBG and ESG funding in the 2012 Program Year are distributed throughout the County. The geographic distribution of projects recommended for 2012 HOME and CDBG Capital Project funding is reflected in Tables I-42 and I-43, below.

Table I-42

2012 HOME Projects Geographic Distribution	
Project	Location
Pescadero Lofts	Isla Vista, South Coast
Transition House Homelessness Prevention Program	South Coast

Table I-43

2012 CDBG Capital Projects Geographic Distribution	
Project	Location
Cuyama Valley Library and Community Resources	New Cuyama, North County
American Legion Hall: Seismic Retrofit	Guadalupe, North County
Lompoc Veterans Memorial Building Elevator	Lompoc, North County
Storyteller Children's Center Kitchen Remodel	Santa Barbara, South County
Clean and Sober Living for Women	Santa Maria, North County
St. Mark's Homeless Lunch Program	Isla Vista, South County
Self-Employment Training Program	Countywide
Community Kitchen Culinary Arts Jobs Training Program	South County

Santa Barbara County Youth Corp	Countywide
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CDBG Public Services and ESG funding have been recommended for programs and services that encompass all of the County of Santa Barbara, meeting the needs of persons and households throughout the partner jurisdictions. The geographic distribution of projects recommended for 2012 CDBG Public Services and ESG funding is reflected in Tables I-44 and I-45, below.

Table I-44

2012 CDBG Public Services Geographic Distribution		
Program	Agency	Location
Family Support and Strengthening Program	Santa Ynez Valley People Helping People	Santa Ynez Valley, Los Alamos
Lompoc Emergency Shelter	Good Samaritan Shelter	Lompoc
Healthy Senior Lunch	Community Action Commission	Countywide
Isla Vista Lunch Program	Casa Esperanza Community Kitchen	Isla Vista
North County Rape Crisis and Child Protection Center	North County Rape Crisis & Child Protection Center	North County
Warehouse Operations	Foodbank of Santa Barbara County	Countywide
Necessities of Life Program	Pacific Pride Foundation	Countywide
Sarah House	AIDS Housing Santa Barbara	Countywide
Santa Barbara Emergency Shelter	Domestic Violence Solutions	Countywide
Isla Vista Teen Center	Channel Islands YMCA	Isla Vista, Northern Goleta
Adult Day Services Program	Friendship Adult Day Care Center, Inc.	South County
Casa Serena	Casa Serena	Santa Barbara
Project Recovery Detox Center	Council on Alcoholism and Drug Abuse	South County
Volunteer Program	Community Partners in Caring	Countywide

Table I-45

2012 ESG Geographic Distribution		
Program	Agency	Location
Emergency Shelter Services	Good Samaritan Shelter	Countywide
Countywide Rapid Re-housing	Good Samaritan Shelter	Countywide
Homelessness Prevention Program	Transition House	South County
Emergency Assistance Program (EAP)	Santa Ynez Valley People Helping People	Santa Ynez Valley, Los Alamos
Homeless Prevention	Legal Aid Foundation of Santa Barbara County	Countywide
Santa Barbara Emergency Shelter	Domestic Violence Solutions for Santa Barbara County	Countywide
WillBridge of Santa Barbara, Inc.	WillBridge of Santa Barbara, Inc.	South County

The following map illustrates the location of affordable housing, homeless shelters and services, and capital projects funded under the 2012 HOME and CDBG programs:

Figure I-2

2. Allocation of Resources

The County of Santa Barbara HOME Consortium and Urban County Partnership allocate federal entitlement funding based on a number of factors. First and foremost, projects considered for funding must be consistent with national objectives established by congress in CDBG, HOME and ESG enabling legislation. Thereafter, the activity being proposed within each project must also be determined as eligible under the particular funding source.

Geography is also considered in the allocation of resources as generally areas in most need of housing and resources are those where populations are predominantly low-income. Where critical housing, infrastructure, and community and public facilities needs are lacking, these areas are also given top priority in funding consideration. In terms of specific allocations under the Urban County Partnership, the City of Lompoc determines both HOME and CDBG funding to projects located within its city boundaries. Under the HOME Consortium the City of Santa Maria also determines and allocates funding to projects within its city boundaries based on its pro-rata share of entitlement funds. However, the County of Santa Barbara often partners with its cities in terms of providing critical funding to housing projects in need of funding which advance Consolidated Plan priorities.

With respect to ESG funding, the County's allocation has increased to include funding for homeless prevention and rapid re-housing activities. The three (3) principal emergency shelters located within major urban areas of the County (in the cities of Santa Barbara, Lompoc and Santa Maria) receive the majority of ESG funding reserved for shelter and street outreach. Homeless prevention and rapid re-housing funding are allocated to serve all areas of the County.

Addressing Obstacles to Meeting Underserved Needs

The following actions addressing obstacles to meeting underserved needs are currently being implemented and will continue through Program Year 2012:

The 2009-2014 Housing Element Update contains a number of policies that provide opportunities to increase the supply of housing throughout County of Santa Barbara, and also balance other important community goals that preserve and protect the vital characteristics that define our local quality of life. The following reforms are designed to remove regulatory barriers to development of affordable housing that have been approved in County of Santa Barbara:

- Allowing landowners to develop farm employee housing as a right
- Increases in density allowances for developers who include affordable housing on site
- Allowance of mixed use development which includes residential uses on commercially zoned properties
- Fast Track Permit Processing to help projects with a large number of units at affordable prices, for persons with disabilities, or for other designated beneficial projects
- The development of a "Process Improvement Initiative" within the County's Planning and Development Department focused on making the development process simpler and more predictable for housing developers
- The adoption of the Isla Vista Master Plan in August 2007 and the use of the State Density Bonus Law for projects in Isla Vista
- The adoption of the Housing Element Focused Rezone Program in February 2009 to make sites available for "by-right" multi-family housing

- The Consortium will continue to seek out additional public and private financial resources to support affordable housing programs
- The Urban County Partnership will strive to fund a variety of program-eligible activities (public infrastructure/community facilities, etc.) throughout the County and participating jurisdictions as well as affordable housing projects
- The CDBG Urban County will continue to successfully leverage additional public and private financial resources to support a variety of housing and non-housing programs
- As the lead agency of the County of Santa Barbara Continuum of Care, the County through its CSD conducted its Point-in-Time Count in 2011 through the collaboration of government agencies, homeless and housing services providers, business and faith groups, and over 500 community volunteers to better understand the numbers and characteristics of the local homeless population. The 2011 Point-in-Time Count was implemented in conjunction with the Common Ground Santa Barbara campaign that aims to identify the most vulnerable homeless in order to connect them with housing and supportive services
- The development of the 10-Year Plan to End Chronic Homelessness represents a substantial work effort coordinated through County leadership and member city commitment. The 10-Year Plan was approved by the County of Santa Barbara Board of Supervisors in late 2006 and leverages public, private, and foundation resources to address homelessness

In addition to McKinney-Vento, the County of Santa Barbara also receives Emergency Solutions Grants (ESG) entitlement funding to provide programs and services targeted to meeting homeless persons basic shelter and essential supportive services needs. Increased emphasis is being placed on homelessness prevention and rapid re-housing of individuals and families who are homeless or facing a housing crisis.

Annual Affordable Housing Goals

1. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

Affordable Housing Goals

A summary of the one-year goals for the number of affordable housing units to be completed, and the expected number of homeless, non-homeless, and special needs households to benefit from the affordable housing funds provided to County of Santa Barbara is described in the following Table I-46 (Consolidated Plan Table 3B).

Table I-46

2012 County of Santa Barbara Annual Affordable Housing Completion Goals (Consolidated Plan Table 3B)						
	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	6	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	42	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	3	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	51	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	-	-	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	41	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	-	-	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	41	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	-	-	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	-	-	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	5	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	5	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	10	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	-	-	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

Production of new units	41	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	5	-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	-	-	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	5	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	51	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	41	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	10	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	51	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Public Housing

1. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*
2. *If the public housing agency is designated as “troubled” by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

1. Addressing the Needs of Public Housing

The Housing Authority of the County of Santa Barbara (HACSB) administers the County’s various Public Housing and Section 8 Programs. The Agency Annual Plan contains a detailed review of its goals and strategies for each year. Its *Progress Statements* is provided in the appendix.

The Housing Authority provides programs such as the Resident Opportunity and Self-Sufficiency (ROSS) Programs for their residents. Partnering with local communities and agencies to educate residents in areas that will assist them in their goal of self-sufficiency is a continuing endeavor.

In terms of encouraging residents to participate in homeownership, the Housing Authority will continue to administer the Mortgage Credit Certificate Program in the County of Santa Barbara, utilizing private activity bond allocation granted by the California Debt Limit Allocation Committee. This Internal Revenue Service program helps people qualify for a mortgage loan by allowing eligible first-time homebuyers to reduce their federal income tax liability through a tax credit. In addition, the Housing Authority is committed to developing and implementing a Section 8 homeownership program option.

2. Assistance to “Troubled Public Housing Agencies”

HACSB is a high performing Public Housing Agency. HACSB considers four major areas for implementation in its asset management systems:

- Profiling and performance measurement of each property
- Financial viability of each property
- Accomplishment of social objectives (i.e., Housing Authority’s mission)
- Evaluation of options for each property

Homeless and Special Needs

1. *Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.*
2. *Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).*
3. *Homelessness Prevention – Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

1. Strategies for Eliminating Chronic Homelessness

Factors Contributing to Homelessness in County of Santa Barbara

There are many different factors which contribute to homelessness in the County of Santa Barbara. The County has a high-cost housing market which contributes significantly to homelessness. Other important factors include:

- Substance abuse
- Poverty and lack of personal resources
- De-institutionalization of persons with mental illness
- Lack of resources to address the needs of homeless or "near-homeless" persons with substance abuse or mental illness, including persons with dual diagnoses
- Unemployment and underemployment
- Lack of job skills among persons at high risk for homelessness
- Domestic violence
- Lack of life skills to live and function independently

Priority Homeless Needs

The County of Santa Barbara is the lead entity for the local Continuum of Care (CoC) planning process, which requires CSD staff to write and compile the annual CoC grant application. The homeless priority needs included in CoC documents are determined by extensive consultations with service providers, other County departments and concerned citizens and community groups. On February 16, 2012 the County organized an intensive outcome-oriented planning Charette with these stakeholders to obtain broad input for the HUD-required Substantial Amendment to the 2011 Action Plan. The collaboration of ideas contributed to strengthening the County Continuum of Care efforts. County priorities to address the needs of the local homeless population, including individuals and families, follow.

Table I-47

Homeless Needs	Priority <i>Unaccompanied</i>	Priority <i>Multiple-Person Households</i>
Housing and Services for the Chronically Homeless	High	High
Permanent Supportive Housing	High	High
Transitional Housing	High	High
Winter Warming Shelters	High	High
Additional Year-Round Emergency Shelters	Medium	Medium

Chronic Homelessness Strategy/Goals

In 2006, the County, along with seven of the incorporated cities within the County, adopted a local 10-Year Plan to End Chronic Homelessness -- “Bringing Our Community Home” -- establishing a non-profit organization whose mission is to end homelessness locally. The strategies and local action steps which have been implemented over the past 6 years have resulted in measureable, significant local contributions addressing homelessness. The 10-Year Planning Board is currently assessing efforts at the federal level in re-visiting the 10-Year plan and in identifying new resources and strategies to move forward.

County Community Services Department staff conducted a “Point-in-Time Count” in 2011 through the collaboration of government agencies, homeless and housing services providers, business and faith groups, and over 500 community volunteers to better understand the numbers and characteristics of the local homeless population. The 2011 Point-in-Time Count was implemented in conjunction with the Common Ground Santa Barbara campaign that aims to identify the most vulnerable homeless in order to connect them with housing and supportive services. Through the collaboration with County Public Health Department, County Department of Social Services and County Alcohol Drug & Mental Health Services Department, the data obtained from the count will assist in both strategic planning and in linking homeless individuals to supportive services.

Current Chronic Homelessness Strategy

A majority of chronically homeless persons suffer from mental illness and substance abuse. There were six strategies identified in the approved 10-Year Plan to End Chronic Homeless:

1. Develop Supportive Housing
2. Prevent low-income persons and households from becoming homeless
3. Outreach to homeless persons to assess their needs
4. Increase skills and incomes of low income individuals and families
5. Identify and develop financing for new construction and the acquisition of supportive housing units
6. Implement the yearly CoC strategy

To meet the needs of the region’s chronic homeless, and to support HUD’s goal to end chronic

homelessness, the County CoC has established the following action steps:

1. Develop new permanent supportive housing projects
2. Continue to gather Countywide data on the target population
3. Continue to gather Countywide data on services, shelter, affordable, and subsidized housing for the target population
4. Identify and develop a catalogue of mainstream resources and services
5. Improve the existing homeless information system to track clients and program utilization
6. Continue partnerships with private homeless services provider agencies that do not receive public funds to participate in the planning process
7. Use available data to generate and publish outcomes and homeless success data
8. Identify factors associated with chronic homelessness and use the findings to develop prevention and intervention protocols
9. Identify opportunities for collaboration and integration of prevention and intervention protocols
10. Review and adopt model programs or best practices in addressing the needs of the chronic homeless
11. Identify major barriers to accessing mainstream services and develop plans to remedy these blockages
12. Identify processes and mechanisms to share information with providers and clients on services to the homeless
13. Increase community awareness and accessibility to Veterans Affairs programs
14. Establish points of contact for mainstream services
15. Build upon *Bringing Our Community Home's* efforts to create a public relations campaign to garner support, generate awareness, and secure partners for success along with publicizing outcomes and regular intervals
16. Work to collect and analyze discharge planning data and assess consistency with discharge actions
17. Monitor discharge planning throughout the County to determine effectiveness and gaps in services
18. Increase homeless outreach staff so as to increase contact with the chronic homeless population
19. Continue to convene quarterly outreach workers meetings

While several accomplishments in addressing the needs of the homeless have been made, significant obstacles remain. As noted, these include a lack of developable land and high real estate costs in the context of providing supportive-services enriched housing models. These factors have not been strictly limited to developing housing opportunities for the chronically homeless, but for nearly every income level throughout County of Santa Barbara.

2. Non-Homeless Special Needs

Based on input from the community as well as local private, public, and non-profit organizations, the County of Santa Barbara HOME Consortium and Urban County have designated the Special Needs populations as a high priority under the 2010-2015 Consolidated Plan. An analysis of the needs indicates that:

- There is a serious need for new construction / acquisition / rehabilitation of rental housing for lower income households, including large households, small households and special needs households (including homeless, disabled, and elderly persons)
- There is a serious need for permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients
- There is a growing need for the incorporation of universal design and accessibility standards to meet disabled populations' specific needs
- There is a need to address design barriers to providing community services to persons with mobility and other impairments as promoted under the Americans with Disabilities Act (ADA)
- There is a need for support services that assist persons with special needs

Use of Resources

The County of Santa Barbara HOME Consortium prioritizes the use of HOME funds for projects that involve the acquisition, rehabilitation and new construction of rental units for the elderly and special needs populations. Due to cutbacks in HOME funding, the 2012 Action Plan resources for addressing the Special Needs populations, has been reduced. In addition to the HOME funds, the Consortium and Urban County Partnership will use other state and local funds to complement funding of Special Needs Housing Projects.

3. Homelessness Prevention

The First Goal of County of Santa Barbara's 10-Year Plan to End Chronic Homelessness is prevention of chronic homelessness through intervention prior to a household becoming homeless or prior to a person's homelessness becomes a chronic condition. The excerpt below is from the 10-Year Plan's section on Homelessness Prevention. These basic ideas and strategies have been the basis for implementing the 10-Year Plan with respect to preventing homelessness:

"Given the difficulty of locating affordable units and the danger of an episode of homelessness becoming chronic, *early intervention* strategies that prevent homelessness in the first place are the best approach. Such strategies include landlord mediation to resolve disputes and prevent eviction, as well as linkages with community-based services to provide the supports needed to facilitate ongoing health and stability.

For many people, homelessness occurs when they are released from public institutions, such as hospitals, mental health facilities, prisons and jails, and the foster care system. "*In-reach*" strategies in which service teams begin working with residents at-risk of homelessness, long before their discharge, to address health, mental health, and addiction service needs and to provide assistance in accessing entitlements and housing are an effective way to prevent discharges into homelessness. For people who are ready for discharge, but are still too ill to move directly into housing, *recuperative care or respite care facilities* provide short-term housing and services to help them recover and prepare to move into permanent housing.

In order to prevent additional cases of homelessness, and to prevent homelessness from turning into a chronic condition for those who are already homeless, the County of Santa Barbara Ten Year Plan lays out a two-pronged approach focusing on *early intervention* to support people in retaining their housing and *enhanced discharge planning* for chronically homeless people being released from public institutions.

Early Intervention to facilitate housing retention will be carried out through landlord mediation efforts, linkages with community-based services and supports, and exploration of strategies aimed at ensuring health and stability for people once they regain their housing.

Enhanced Discharge Planning for those being released from public institutions will be accomplished through the creation of *Transitions Teams* and *Transitions Centers*. The *Transitions Teams* will be multi-disciplinary; focus on working with people who are chronically homeless and currently in hospitals, mental health facilities, foster care homes or facilities, or prisons and jails; engage with clients to assess needs as early as possible; and work to identify housing, access entitlements, and forge linkages with community-based services to provide ongoing support. *Transitions Centers* will be developed to provide interim housing, needed services, and medically-appropriate respite care for people in need of immediate health, mental health, or substance abuse services so they can recuperate, become stable, and successfully obtain and retain permanent housing”.

Homeless Prevention and Rapid Re-Housing Program (HPRP)

In Fiscal Year 2009-2010, the County of Santa Barbara received additional resources for Homelessness Prevention and Rapid Re-Housing Program (HPRP) funding under the American Recovery and Reinvestment Act of 2009 (ARRA). These ARRA funds have been valuable to the Continuum of Care complementing existing prevention strategies. The three year program is scheduled to end in August 2012. However, HUD continues to emphasize the importance of funding Homeless Prevention and Rapid Re-Housing activities going forward.

On November 15, 2011, HUD posted an ESG Interim Rule, and announced a second allocation of 2011 ESG program funds. The Interim Rule was published in December 2011 and went into effect January 4, 2012. For FY2011 ESG funding, a two-staged allocation process was implemented, with the first allocation (\$88,475) released in May 2011. The second 2011 allocation brought in \$49,767 in additional ESG funds to the County. The total allocation for 2011 for ESG was \$138,242. The full second allocation went toward Homeless Prevention and Rapid Re-Housing programs since the first allocation went to shelters and street outreach. The purpose for the 2011 Substantial Amendment is to:

- Increase the County’s collaborative efforts with service providers, Continuum of Care partners, and the public to have an immediate impact in helping the homeless;
- Require extensive planning, data and policy analysis;
- Improve program outcomes with the development of standards and procedures covering program design, implementation, evaluation and monitoring; and
- Meet the critical need for rapid re-housing activities assisting individuals and families who may have experienced a recent housing crisis and are living on the streets or in emergency shelters, to quickly regain stability in permanent housing

The 2012 Action Plan also emphasizes Homeless Prevention and Rapid Re-Housing activities. County Community Services Department staff will continue to work with stakeholders to implement the policies and standards that were developed as part of the Substantial Amendment process.

DRAFT

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Barriers to Affordable Housing

A combination of the high cost of housing and dwindling financial resources acts as a prime obstacle to providing housing affordable to low- and moderate-income households in the County of Santa Barbara. Constraints to developing affordable housing in the County include a limited amount of developable land for residential use, reductions in federal funding, and governmental regulations intended to protect and preserve agricultural land, coastal resources, air quality, and a limited water supply.

The following actions to address barriers to affordable housing are currently underway and will continue through the 2012 Program Year:

- The County's *2009-2014 Housing Element update* has incorporated recent changes in State law affecting a variety of housing policies, including those related to density bonus provisions, farmworker housing, transitional housing, and emerging statewide policies on climate change and sustainable communities
- The following are regulatory reforms initiated in the County of Santa Barbara within the past few years:
 - Allowing landowners to develop farm employee housing
 - Increases in density allowances for developers who include affordable housing on site
 - Allowance of mixed use development which includes residential uses on commercially zoned properties
 - Fast Track Permit Processing to help projects with a large number of units at affordable prices, for persons with disabilities, or for other designated beneficial projects
 - The development of a "Process Improvement Initiative" within the County's Planning and Development Department focused on making the development process simpler and more predictable for housing developers
 - The adoption of the Isla Vista Master Plan in August 2007 and the use of State Density Bonus Law for projects in Isla Vista
 - The adoption of the Housing Element Focused Rezone Program in February 2009 to make sites available for "by-right" multifamily housing
- The HOME Consortium and Urban County Partnership will continue to seek out additional public and private financial resources to support affordable housing programs

Other Actions

1. *Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, enhance coordination between public and private agencies.*
2. *Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.*

1. Other Actions

Addressing Obstacles to Meeting Underserved Needs

The following actions addressing obstacles to meeting underserved needs are currently being implemented and will continue through Program Year 2012:

- The 2009-2014 Housing Element Update contains a number of policies that provide opportunities to increase the supply of housing throughout the County of Santa Barbara, and also balance other important community goals that preserve and protect the vital characteristics that define our local quality of life. The following are reforms designed to remove regulatory barriers to the development of affordable housing that have been approved in County of Santa Barbara within the past several years:
 - Allowing landowners to develop farm employee housing
 - Increases in density allowances for developers who include affordable housing on site
 - Allowance of mixed use development which includes residential uses on commercially zoned properties
 - Fast Track Permit Processing to help projects with a large number of units at affordable prices, for persons with disabilities, or for other designated beneficial projects
 - The development of a “Process Improvement Initiative” within the County’s Planning and Development Department focused on making the development process simpler and more predictable for housing developers
 - The adoption of the Isla Vista Master Plan in August 2007 and the use of the State Density Bonus Law for projects in Isla Vista
 - The adoption of the Housing Element Focused Rezone Program in February 2009 to make sites available for “by-right” multi-family housing
- The Consortium will continue to seek out additional public and private financial resources to support affordable housing programs
- The Urban County Partnership will strive to fund a variety of program-eligible activities throughout the County and participating jurisdictions as well as affordable housing projects
- The CDBG Urban County will continue to successfully leverage additional public and private financial resources to support a variety of housing and non-housing programs
- The development of the 10-Year Plan to End Chronic Homelessness represents a substantial work effort coordinated through County leadership and member cities. The 10-Year Plan

- leverages public, private, and foundation resources to address homelessness
- In addition to McKinney-Vento, the County of Santa Barbara also receives Emergency Solutions Grants (ESG) entitlement funding to provide programs and services targeted to meeting homeless persons basic shelter and essential supportive services needs
- Historically, the County Board of Supervisors has made General Fund contributions to emergency homeless shelters and to warming centers that house the homeless population on nights when it is cold and raining.

Actions to Foster & Maintain Affordable Housing

The County of Santa Barbara HOME Consortium and Urban County Partnership work closely throughout the year in planning and implementation to foster and maintain affordable housing. The projects to be undertaken for the 2012 Program Year are carefully selected based on specific funding criteria to advance the goals and objectives identified in the Consolidated Plan. Additionally, the following housing priorities have been established for the 2010-2015 Consolidated Plan operating period:

HOME Consortium Priorities:

- Promote new construction/acquisition/rehabilitation of rental housing projects for lower income households including large, small, and special needs households, including homeless, disabled and elderly persons
- Promote projects that provide permanent supportive housing and Single Room Occupancy (SRO) units to address the needs of the homeless, households at imminent risk of homelessness and /or persons with special needs
- Promote homeownership opportunities for low-income first-time homebuyers
- Promote projects that incorporate universal design and accessibility standards to meet disabled person's specific needs
- Promote projects that incorporate innovative energy efficiency and conservation measures
- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities
- Promote programs that provide tenant-based rental assistance including security deposits for low and very low income households facing eviction

CDBG Priorities:

- The Urban County Partnership has established a separate set of priorities to be addressed with CDBG funds, which includes the following housing-related priorities:
- Maintain and upgrade existing low-income affordable housing stock
- Develop and promote programs that create and sustain long term affordable housing for extremely low to low-income persons
- Support rehabilitation of public facilities and affordable housing that incorporate energy efficiency and conservation design measures\ services that prevent discrimination and eliminate barriers to housing
- Support the development of housing that is close to existing transit routes to assure that occupants of housing units have an affordable means of transportation within walking distance
- Promote projects that are in close proximity to employment centers, public transportation corridors, and public services and amenities

Actions to Evaluate & Reduce Lead-Based Paint Hazards

In accordance with the Residential Lead-Based Paint Hazard Reduction Act of 1992, both the County of Santa Barbara HOME Consortium and Urban County have relevant policies/procedures integrated into its housing programs to ensure compliance. The following is a summary of activities that are currently undertaken:

- The Consortium and Urban County require Phase I environmental reports to include an analysis of lead-based paint for projects involving acquisition of pre-1978 multifamily properties
- The Housing Authority of the County of Santa Barbara has completed long range lead-based paint mitigation through lead-based paint abatement in all of its public housing units
- Providing public information regarding lead-based paint potential health hazards and recognizing signs of the presence of lead-based paint in the home
- Rehabilitation projects that involve identified issues with lead-based paint are required to include mitigation activities in construction specifications
- As part of community service, EPA educational brochures on lead poisoning are made available by County CSD and member cities of the HOME Consortium and Urban County
- Contracts with project sponsors include lead-based paint compliance provisions and remediation requirements for properties that contain lead-based paint

The aforementioned activities will be continued for the current Program Year. Additionally, the Consortium and Urban County staff will continue to update themselves on issues pertaining to lead-based paint including lead safe maintenance practices, lead hazard control work, and temporary relocation of families during hazard control activities.

Actions to Reduce the Number of Poverty-Level Families

The Urban County Partnership will strive to better the lives of the poor and underserved residents in the area through a variety of housing, non-housing and public service programs. The focus of the County's anti-poverty strategy follows:

1. Help households accumulate assets
2. Help households and families address issues such as substance abuse and domestic violence that serve to inhibit long-term stability
3. Provide households with employment-related supportive services such as employment training and child-care
4. Provide individuals and families with life-skills training

This focus will be incorporated into the programs and policies undertaken by the County as part of this Consolidated Plan. In addition, the following are goals of the Santa Barbara Urban County Partnership intended to reduce poverty during the 2010-2015 Consolidated Plan operating period:

- Promoting economic development and job creation at both the micro- and macro-level
- Promoting literacy for parents and their children
- Acquiring, preserving, constructing, and managing affordable housing through community partnerships

- Providing public service assistance, so that families can expend limited resources on increasing their economic potential
- Collaborate with the Workforce Investment Board and workforce development staff to create greater employment opportunities benefiting low-wage employees
- Implement Comprehensive Economic Development Strategies to improve the effectiveness of programs for workforce preparation, infrastructure modernization, private capital investment, and the creation, expansion, retention and attraction of business
- Within the South Coast and Santa Ynez housing market areas, encourage and support the construction of “workforce” affordable housing through the Inclusionary Housing Program and other feasible means, as indicated in the recent Housing Element of the County of Santa Barbara General Plan

The County will make every effort to pursue a comprehensive strategy of anti-poverty. The public services made available with CDBG funding represent an opportunity to providing basic necessary services for the poor and underserved in the County.

Actions to Develop Institutional Structure

As discussed, the County Community Services Department (CSD) takes the lead for the County of Santa Barbara in overseeing the two partnerships that receive federal funds to carry out affordable housing and community development activities: the **County of Santa Barbara HOME Consortium** (participating jurisdiction in the HOME Program) and **Santa Barbara Urban County Partnership** (CDBG). CSD is also the Lead Agency under the McKinney-Vento Supportive Housing Program Continuum of Care. In this role, CSD assumes overall responsibility for management, administration, implementation, planning and reporting pursuant to the 2010-2015 Consolidated Plan and associated Annual Action Plans and Consolidated Annual Performance Evaluation Reports (CAPERS). Table I-48 summarizes these two partnerships:

Table I-48

Funding Partnerships	
Santa Barbara HOME Consortium	Santa Barbara County CDBG Urban County Partnership
County of Santa Barbara City of Buellton City of Carpinteria City of Goleta City of Lompoc City of Santa Maria City of Solvang	County of Santa Barbara City of Buellton City of Carpinteria City of Lompoc City of Solvang

While the County, through the Community Services Department (CSD), principally takes the lead in the development of the Consolidated Plan, each member jurisdiction actively participates in the strategic planning process. The HOME Consortium Steering Committee addresses issues associated with planning and implementation under the HOME program, while the CDBG Urban County Steering Committee addresses issues pertaining to the County’s CDBG program. With the input of participating jurisdictions, CSD carries out policies and programs designed to facilitate a high quality of life for all County residents.

In terms of other public agencies participating in the planning process, CSD works with internal County departments with common areas of interest; for example, Public Works, General Services, Social Services, Public Health, Alcohol, Drug and Mental Health Services, and the private non-profit Workforce Investment Board. When preparing Consolidated Plans, CSD consults with various special districts in rural outlying areas of the County, as well as related departments in member jurisdictions. In terms of other related agencies, the County Office of Education, local city colleges and universities, and other organizations within the County such as the Community Action Commission, First Five Commission, the Area Agency on Aging and local Veterans' Administration offices also participate in strategic planning.

With respect to the non-profit sector, CSD confers and consults with non-profit sector partners throughout the year through participation in and attendance of community-based meetings related to housing, community development, special needs populations and homelessness. This provides a forum for gathering information and insight as to emerging community needs and identification of potential gaps in services that might conceivably be addressed through federal entitlement funding.

Additionally, the County of Santa Barbara CSD consults with private industry, particularly labor groups related to the construction trades industry. While some of the discussion focuses primarily on energy policy and conservation, discussion also includes the local economy and need for economic development opportunities across all income sectors.

Actions to Enhance Coordination

CSD works in close coordination with all member jurisdictions under the HOME Consortium and Urban County Partnership. CSD also works collaboratively with other area public and private agencies that are involved in efforts to promote affordable housing. The Housing Authority of the County of Santa Barbara serves as a good example, as several affordable housing projects in the County funded by the HOME Consortium were developed in partnership with the County Housing Authority. The County reviews Housing Authority projects as well as the Housing Authority's Comprehensive Grant Program application. The Consortium and Urban County rely on the HACSB for services and the expertise of its staff.

County CSD provides technical assistance to local non-profit and private developers as well as designated Community Housing Development Organizations (CHDOs). Federal HUD regulations require that a minimum of 15% of HOME funding be allocated to CHDOs. The HOME Consortium has currently recommended reserving \$442,234 to CHDOs this year, which represents approximately 48% of the total HOME allocation for 2012, far exceeding the required minimum under the HOME program. The County also works closely with local CHDOs to identify emerging needs and address affordable housing and community development needs in the County and local communities.

To effectively address the needs of the County's homeless population, County CSD assumed responsibility for the Continuum of Care annual strategic planning process and Supportive Housing Program (SHP) grant application. This includes associated management oversight responsibilities, and working collaboratively with area homeless service providers to evaluate and enhance the quality of services and resources available to homeless persons and households.

Moreover, coordinated efforts between the HOME Consortium and Urban County Partnership are ongoing and essential to the effective administration, implementation and success of federal programs.

CSD works in collaboration and coordination with all the member jurisdictions of these two partnerships, as well as other public, private and non-profit agencies involved in developing related programs and services. While the County issues a NOFA for available funds, each participating jurisdiction identifies projects, programs and services specific to meeting their city's needs through appropriate review committee(s) and City Council for recommendation and final adoption. The City of Lompoc allocates its portion of the CDBG funds independently, and has its own committees overseeing funding allocation and adherence to CDBG program requirements.

2. Actions to Coordinate Housing Strategies

Housing strategies are being coordinated through the various groups and organizations that carry out HUD funded housing activities and are monitored by CSD and member cities staff. Key collaborative actions focus on providing basic needs and services such as safe and decent housing, food and clothing convenient transportation, child care, job training and placement and other essential services that support low and moderate income households and special needs populations. The CoC provides a forum for discussion and policy-making about homeless needs and activities covering housing, transportation, education, employment and training and other services. Public meetings and special forums provide discussion opportunities that define CDBG and HOME priority housing activities.



Chapter II: Program-Specific Requirements

CDBG

1. Identify program income expected to be received during the program year, including:
 - Amount expected to be generated by and deposited to revolving loan funds;
 - Total amount expected to be received from each new float-funded activity included in this plan; and
 - Amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.
2. Program Income received in the preceding program year that has not been included in a statement or plan.
3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.
4. Surplus funds from any urban renewal settlement for community development and housing activities.
5. Any grant funds returned to the line of credit which the planned use has not been included in a prior statement or plan.
6. Income from float-funded activities.
7. Urgent need activities, only if the jurisdiction certifies.
8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.

Questions 1, 2, 3, 4, 5, 6 & 7 of this Section NOT APPLICABLE

1. The Urban County does not expect to receive CDBG program income in 2012 Program Year.
2. The Urban County did not receive CDBG program income in 2012 Program Year.
3. The Urban County did not receive proceeds from Section 108 loan guarantees.
4. The Urban County did not receive surplus funds from any urban renewal settlement.
5. The Urban County did not return grant funds to its line of credit.
6. The Urban County did not receive income from float-funded activities.
7. The Urban County did not certify urgent need activities.

8. Estimated CDBG Funds Used for Activities that Benefit Low- and Moderate-Income Individuals

Not including allowances for program management and administration, the Urban County estimates that 100% of its entitlement allocation will be utilized for activities that benefit persons of low and moderate income.

HOME

1. Describe other forms of investment. (See Section 92.205)
If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.
2. *If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).*
3. Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).
4. HOME Tenant-Based Rental Assistance -- Describe the local market conditions that led to the use of HOME funds for tenant based rental assistance program.

If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.

5. *If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.*
6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.
7. Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.

1. Other Forms of Investment

The County of Santa Barbara HOME Consortium utilizes its entitlement funds as described in 24 CFR 92.205(b) in line with housing development priorities and opportunities described in the County's 2010-2015 Consolidated Plan.

Match

The HOME Program requires that participating jurisdictions, such as the County of Santa Barbara HOME Consortium, provide a 25 percent match of the total HOME funds expended on projects in a given year. Matching funds may include any local, state, or other sources of non-federal funds. As of the 2012 reporting period, the Consortium has a matching funds balance of \$6,203,891.

2. Refinancing of Existing Debt

The County of Santa Barbara HOME Consortium currently does not use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.

Review of Management Practices

As part of funds commitment process, the County of Santa Barbara HOME Consortium requires a review of management practices that includes: credible evidence that disinvestment in the property has not occurred; that the long-term financial needs of the project can be met; that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; and that adequate levels of project operations and replacement reserves are maintained.

3. Recapture of HOME Investment Option

The County of Santa Barbara HOME Consortium has historically administered the Homebuyers Assistance Program (HAP) in collaboration with the participating jurisdiction of the City of Santa Maria. However, there are current efforts to modify the program in order to match current housing market conditions. Under the equity share recapture model of the HAP program, households purchasing a home utilizing down payment assistance through HOME enter into an Equity Share Agreement in which, in the event of future resale or transfer of the property, the County's share of the equity in the home at point of sale is recaptured as HOME program income. These program income funds are then re-programmed as loans to qualified households under the HAP.

4. HOME Tenant-Based Rental Assistance

In Program Year 2012 the Santa Barbara County HOME Consortium proposes to reserve HOME entitlement funds for the Transition House for TBRA programs. This program provides tenant-based rental assistance to qualified low-income households facing eviction, which enables them to rent permanent housing.

5. Other Forms of Investment

Questions 5 of this Section NOT APPLICABLE

5. The HOME Consortium does not intend to use forms of investment other than those detailed in 24 CFR 92.205(b) in 2010 Program Year.

6. Affirmative Marketing Procedures

The County of Santa Barbara is committed to providing equal housing opportunities for all of its residents regardless of race, gender, national origin, age, familial status, religion, or disability. An Affirmative Fair Housing Market Plan was adopted by the County in 1995 and updated in 2004, to ensure that all County residents are aware of affordable housing and community development opportunities.

The requirements of the Affirmative Marketing Plan are to be followed by all owners, developers, and/or managers of rental and ownership projects which are funded, in whole or in part, by the HOME Investment Partnerships (HOME) program, Community Development Block Grant (CDBG), or other local affordable housing trust funds. Requirements are applicable to developments of five or more units including mobile homes, apartments, and single family homes, and include the following:

- All advertisements for projects which have been funded in whole or in part by the CDBG or HOME program must include the equal housing opportunity logo accompanied by the words "Equal Housing Opportunity"
- The owner, developer, or manager must prominently display in all offices in which sale or rental activity pertaining to the project takes place, a fair housing poster and fair housing brochures
- All signs announcing the development of new construction projects must have the equal housing opportunity logo and slogan prominently displayed
- Advertisement of available units must take place in a range of media including publications marketed to non-English speaking minorities
- All managers, owners, and/or developers shall make an affirmative effort to attract minority groups who may not apply without outreach (communications with community organizations, places of worship, and/or employment centers)
- All management and sales employees and agents should be trained in State and Federal laws regarding fair housing and non-discrimination

In addition to the requirements outlined above, the County requires that project managers, developers, or owners maintain files demonstrating and affirming compliance with the County Affirmative Marketing Plan. Community Services Department staff conducts annual or bi-annual monitoring visits which includes review of Affirmative Marketing records maintained by project managers.

7. Minority Outreach

The County maintains a Disadvantaged-Minority and Women-Owned Business Enterprise (D/M/WBE), Outreach Plan. This plan was prepared to provide guidance for the encouragement of participation of minority- and women-owned business enterprises in contracts and subcontracts related to projects and activities undertaken with HOME and CDBG funds. The County takes affirmative steps to use disadvantaged, minority, and women's business enterprises when contracting for services, including:

- Identifying eligible business concerns for CDBG- and HOME-funded contracts through the Chambers of Commerce (Including the Hispanic Chamber of Commerce), cities, minority groups, local advertising media, citizens' advisory boards, lists available through local HUD program offices, regional planning agencies, and other appropriate referral sources
- Providing technical assistance and, if required, direct access to Caltrans Internet website that provides direct downloading capability of the most current Disadvantaged Quarterly Directory identifying D/M/WBE firms in Santa Barbara County
- Placing appropriate D/M/WBE firms on solicitation lists for all agreements, contracts, purchase orders, proposals, and professional services
- Providing a copy of the Disadvantaged-Minority and Women-Owned Business Enterprise Outreach Plan along with the list of D/M/WBE firms to all major contractors including affordable housing developers who have a written contract with the County to undertake activities with CDBG and HOME funds

The County continually encourages participation of D/M/WBE firms by advertising in local media to market and promote contract and business opportunities. Requests for proposals and notices of funding availability include the phrase "Minority- and women-owned and operated businesses are encouraged to apply."

In its 2012 Action Plan, five of six (84%) nonprofit sponsors for Santa Barbara County HOME Consortium and Urban County Partnership capital projects recommended for funding have female Executive Directors. The County will continue to seek out and work with project sponsors, contractors, and subcontractors that are minority- and/or women-owned.

HOPWA

1. *One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.*

County of Santa Barbara HOPWA Program Summary

The County of Santa Barbara Public Health Department will administer the small cities HOPWA program until the end of the 2012-2013 fiscal year at which time it will be transferred to Pacific Pride Foundation and Sarah House to administer. Public Health submitted a competitive HOPWA funding application to the State of California, and was allocated federal HOPWA funds this fiscal year, through the California Department of Health Services Office of AIDS. Public Health subsequently allocated funds to community organizations, and for the 2012-13 fiscal year, anticipates funding the County of Santa Barbara's two HIV/AIDS housing and/or service providers, Pacific Pride Foundation and Sarah House: AIDS Housing Santa Barbara, along with Casa Esperanza, a HOPWA program pilot project.

Pacific Pride Foundation

The Pacific Pride Foundation is a locally based organization that proudly provides services to the HIV/AIDS and Lesbian, Gay, Bisexual and Transgender communities of the County of Santa Barbara. Direct services are provided to individuals and families infected with or affected by HIV/AIDS through their Case Management and Early Intervention Programs. These programs provide help from nurses and social workers, transportation, housing assistance, volunteer support and food from their two food pantries and hot meals program. All services and programs are offered in a bilingual setting with the highest standards of confidentiality.

Case Management Services

The case management services staff is made up of nurses and social workers who meet with HIV/AIDS diagnosed clients to develop a personalized care plan. The staff coordinates with doctors, county and community service organizations to ensure comprehensive care for clients. No client is denied services due to an inability to pay. The following are just some of the services that the Pacific Pride Foundation offers:

- **Medical Services** – Referrals for comprehensive medical evaluations complete with lab tests to monitor HIV infection and any necessary medications of treatment therapies.
- **Health Education** – HIV education, general health education and stress reduction.
- **Case Management** – Assessing the needs of clients, individualized care plan, benefits counseling, client advocacy and referrals.
- **Food Assistance** – The Necessities of Life Project is Pacific Pride Foundation's food assistance program. Two food pantries, North and South, provide free food and personal care products to low-income HIV+ clients and their families on a weekly basis.

- **Harm Reduction** – Methods of lowering health risk issues including drug and alcohol use, homelessness and mental health.
- **Volunteer Support** – Practical and emotional support.
- **Counseling Services** – Individual counseling as well as various support groups.

HIV Education & Prevention Services

Pacific Pride Foundation believes that education is key to preventing the continuing spread of HIV. It is only through new and innovative education and outreach programs that they can hope to reach population at greatest risk for infection before they become exposed to the virus. The HIV Education and Prevention Department offers a variety of educational sessions, training, presentations and in-services for community groups, parent groups, social service agencies and school and college classrooms. Topics include HIV/AIDS, safer sex, substance use and HIV, Hepatitis C and Sexually Transmitted Diseases/Infections. Presentations are offered in both English and Spanish.

Sarah House

Sarah House is the heart of AIDS Housing in the Santa Barbara area. The facility, built in 1994, has 8 single rooms in the main house and three two-bedroom apartments across the courtyard. The apartments are part of their *Scattered Site Housing* while the single rooms house HIV/AIDS residents in need of 24-hour care and attention. Over the years, Sarah House has cared for more than 250 AIDS patients. The facility is licensed as a Residential Care Facility for the Chronically Ill (RCFCI) by the State Department of Social Services and is staffed by a House Manager, a Registered Nurse Case Manager and Certified Nurse Assistants (CNA's). As a licensed facility, Sarah House provides regular meals, laundry, help with adherence to a rigorous medication regime, support in accessing counseling, and transportation to and from medical appointments.

In recent years, the demographics of Sarah House residents have shifted from white gay middle class males to predominantly Hispanic and increasingly more women. Almost all of the residents have experienced homelessness, and are doubly or triply diagnosed meaning that in addition to HIV/AIDS they have mental health issues and/or substance abuse history. More than a few have also spent time in jail or prison. In general, it is accurate to say that almost all of Sarah House's HIV/AIDS residents are the disenfranchised, those who have been disadvantaged and grown up underprivileged without adequate health care, education, and employment opportunities.

Scattered Site Housing

Just over four years ago, a few of the Sarah House residents who had enjoyed increasingly improved health asked for help in finding their own housing. For the first time, these persons with HIV/AIDS were able to live on their own. The *Scattered Site Housing* helps people from the community with HIV/AIDS, not just former Sarah House residents, by finding apartments, providing security deposits, emergency rent, and utilities, and master lease the units and sublet them back to the residents. For the landlords, it is a very positive relationship because Sarah House finds the tenants, pays the rent, and serves as liaison between the two. The residents have been able to pay the rent through the Section 8 voucher program. There are 30 residents in apartments throughout the city and their housing is a primary element in their health care. In fact, it has served as a safety net that has led to lower demand for 24-hour care.

Sarah House: A Social Model

It is interesting to note that Sarah House has become the first "social model" hospice in the state or

even the nation. All other hospices are “medical models” meaning they must be staffed by RN’s or LVN’s and the other positions are discrete so that only cooks can cook, cleaners clean, and caregivers give care. This results in much higher daily costs in the medical model. Additionally, and perhaps equally important, the atmosphere of a social model is more like a home and not so impersonal as a hospital wing or institution. Sarah House is known for its warm family setting and the feeling of a home that can house the residents as well as accommodate family members and loved ones during the intense times of the final days. As many caregivers will attest, hospice care is not just about the person who is dying but also about consideration and respect for family and friends. Sarah House has the capacity to provide for this most personal and intimate experience.

In order to serve as a prototype hospice model for the rest of the nation, Sarah House continues to work towards improving its services.

Casa Esperanza

In 2008-2009, Casa Esperanza was included in the County of Santa Barbara’s HOPWA program. Casa Esperanza’s mission is to assist homeless individuals and families access the services they need to transition to stable employment and housing opportunities. Many of the County’s homeless persons are HIV positive, and Casa Esperanza provides outreach and housing case management services for those HIV positive individuals.

Funding Needs

Local organizations such as the Pacific Pride Foundation, Sarah House, and Casa Esperanza provide valuable services to the community, and are supported by an array of funding. The Santa Barbara CDBG Urban County has funded activities of the Sarah House, Pacific Pride Foundation, and Casa Esperanza and efforts are underway to collaboratively work with them to address the growing needs and priorities of persons with HIV/AIDS in the County. Local jurisdictions, such as the County of Santa Barbara and the City of Santa Barbara provide much needed funding through competitive state grants and entitlement grants, as well as local Human Services Grants. These organizations also raise funds through private sources.



Chapter III: Other Narratives & Attachments

Managing the Process

Lead Agency

The Community Services Department administers the HOME/CDBG grants and all other State, and locally-generated affordable housing resources, and is also responsible for the development of the Consolidated Plan and related planning, reporting and regulatory compliance documents.

Although the County is the lead in developing the Consolidated Plan, the member cities also actively participate in the strategic planning process. This is ensured through regular meetings with the Steering Committees, which consists of management-level representatives from each member jurisdiction. Goleta and Santa Maria are also CDBG entitlement jurisdictions and they are independently responsible for developing their respective Consolidated Plan and related implementing documentation.

Significant Aspects of the Process

The development of the Annual Action Plan is, in part, the result of extensive consultation and citizen input. To accommodate a diversity of needs, both the HOME Consortium and the Urban County Partnership have made every effort to make the process inclusive. Discussions were held with local Housing Authorities, various local city and County departments, non-profit housing providers, local service providers, the Human Services Commission, and other experts in the area of housing and community development. Direct outreach, including a combination of community presentations, the ESG Substantial Amendment public Charette, and community workshops were held throughout the County to receive stakeholder input.

The 2012 Action Plan represents the regional partners' formal plan for priority programs and activities to be implemented with 2012 federal HOME, CDBG and ESG funds. They are based upon the goals and objectives articulated in the 2010-2015 Consolidated Plan. These priorities and associated projects are a reflection of the regional need and subsequent development of strategies to address them.

Monitoring

Actions to Monitor Projects

The County of Santa Barbara HOME Consortium and CDBG Urban County place a high priority on program compliance. Consequently, ongoing compliance monitoring of projects/programs is conducted regularly. CSD has compliance monitoring oversight responsibility for County funded HOME, CDBG and ESG programs. This includes administrative, financial, project and program monitoring. Depending on the number of project units or type of program, monitoring is completed annually, bi-annually or every third year in accordance with HUD guidelines. When issues of non-compliance are identified during the course of monitoring review, CSD works with the affected agency, program or project to provide ongoing technical assistance and guidance needed to achieve compliance with programmatic rules and regulations. In extreme cases of non-compliance, programs may be terminated and funds deobligated.

Housing Project Monitoring

Monitoring of HOME funded projects generally includes extensive review of tenant files, which are selected at random from HOME-funded project's rent rolls by CSD staff. Files are thoroughly examined for required documentation such as rent increase notices, utility allowances and initial/annual income certifications and supporting documentation. Tenants' rents are reviewed to verify that the appropriate rents are being charged, as required through HOME Program Regulations (High and Low HOME rents). Staff reviews leases to insure that they do not contain prohibited language. Occupancy requirements are reviewed to verify that appropriate actions are taken when HOME-funded units are vacated or reclassified ("fixed" versus "floating" HOME units).

In addition to file reviews, building quality and property standards inspections are conducted on a minimum of 30% of HOME units, and at least one unit in each building, for each project monitored. Project sponsors are given 30 days to address any problems identified in the inspections, and units that do not pass the initial inspection are re-inspected (and must pass) prior to the close of the annual monitoring.

For Program Year 2012, CSD plans to monitor three of its local Community Housing Development Organizations (CHDOs). This will include file reviews and unit inspections for approximately **16 projects**. At the close of each monitoring, CSD staff presents preliminary results to the subrecipient and secures any additional information needed to complete the review.

Community Development Project Monitoring

Monitoring of projects/programs funded with CDBG is ongoing and includes protocols such as on-site visits and regular communication with service providers and project sponsors via phone and email. CSD reviews bids to ensure compliance with federal procurement regulations, labor standards, Section 3 regulations, and D/MBE/WBE regulations. CSD performs reviews of certified payroll submissions and performs on-site interviews to help ensure contractor compliance with labor standard provisions and the payment of Davis-Bacon prevailing wages to workers. Furthermore, subrecipients are required to

submit quarterly reports to CSD, including information on project status, beneficiaries served, and progress in meeting annual goals, which allow CSD to monitor activities as they are implemented. Finally, CSD staff provides technical assistance on a regular basis to ensure financial, administrative, and programmatic compliance.

Emergency Shelter Grant/Emergency Solutions Grant Program Monitoring

Monitoring of Emergency Shelter Grants is ongoing and includes protocols such as on-site visits and regular communication with service providers. To ensure compliance with the new requirements of the Emergency Solutions Grants program, CSD will regularly provide technical assistance to and conduct regular monitoring of funded programs.

Monitoring of Participating Jurisdictions

CSD has the responsibility to monitor participating jurisdictions programs and projects for compliance with HUD regulations. Through the HOME Consortium and CDBG Urban County Steering Committees, CSD staff meets with management from participating jurisdictions bi-annually and in the interim collectively and/or individually as necessary. The meetings promote region-wide coordination and collaboration, clarify roles and responsibilities, and offer a forum to share emerging community issues.